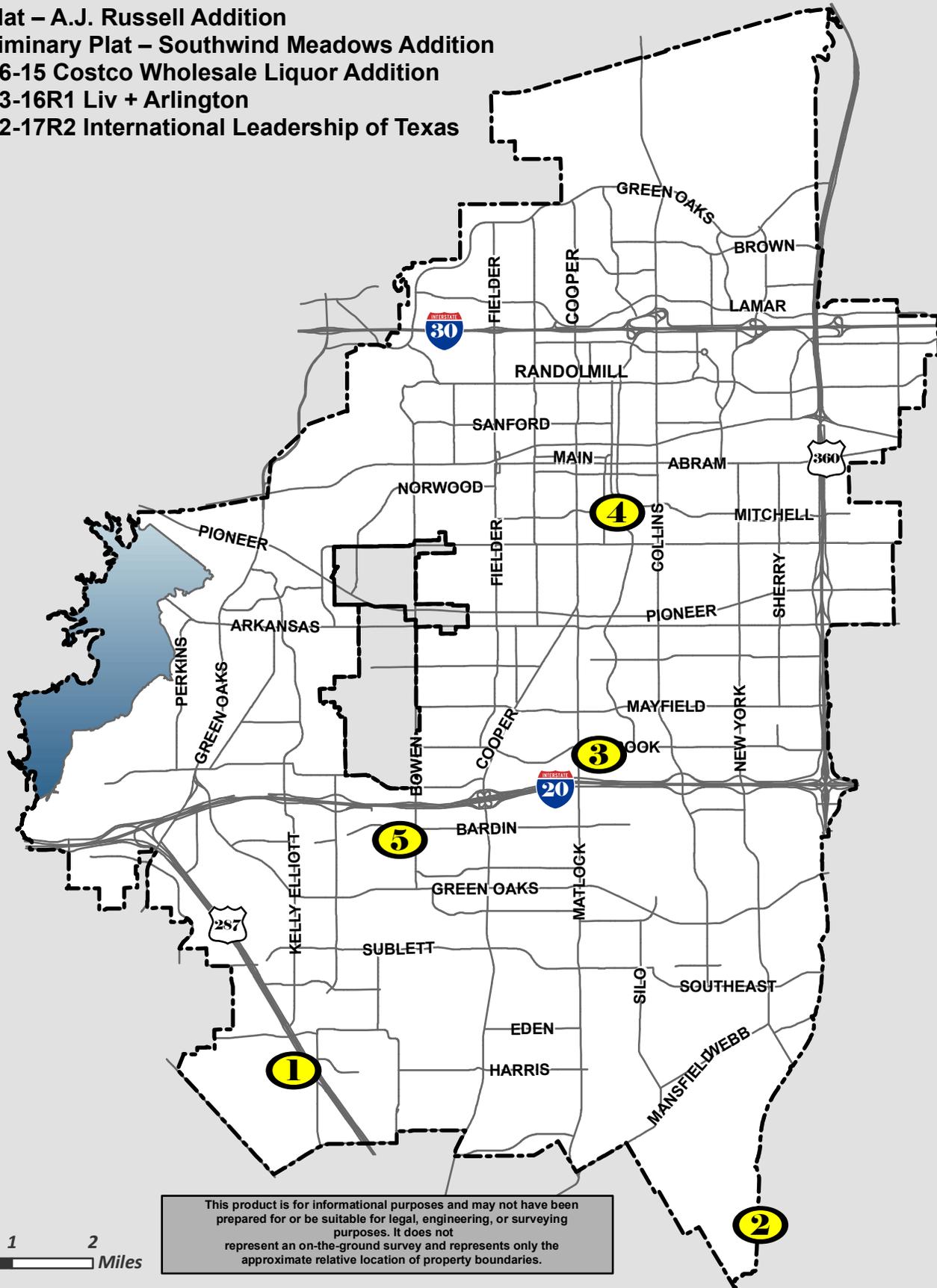


PLANNING & ZONING

September 7, 2016



1. Replat – A.J. Russell Addition
2. Preliminary Plat – Southwind Meadows Addition
3. PD16-15 Costco Wholesale Liquor Addition
4. PD13-16R1 Liv + Arlington
5. PD12-17R2 International Leadership of Texas



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



AGENDA

**Planning and Zoning Commission
Work Session**

**Council Briefing Room, 3rd floor
101 West Abram Street**

**September 7, 2016
4:00 P.M.**

I. CALL TO ORDER

II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

III. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Meeting on September 21, 2016
- (b) Planning and Zoning Commission Two-Hour Bus Tour – September 30, 2016

IV. ADJOURN

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



AGENDA

Planning and Zoning Commission Council Briefing Room, 3rd floor
Regular Session 101 West Abram Street

September 7, 2016
5:30 P.M.

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Minutes of August 17, 2016 P&Z Meeting

III. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Replat – A.J. Russell Addition – Lots 2C-7R2 and 2C-7R3, (Zoned CC); generally located south of US Highway 287 and west of Willow Hollow Lane with the approximate address being 4750 Willow Hollow Lane.

- B. Preliminary Plat – Southwind Meadows Addition, Lots 1 through 59, Lots 60X through 64X, Block A; Lots 1 through 16, Lot 17X, Block B; Lots 1 through 41, Lot 42X Block C; Lots 1 through 10, Block D; Lots 1 through 8, Block E; Lots 1 through 10, Lot 11X through 14X, Block F (Zoned "PD"); generally located south of Ragland Road and west of South Watson Road with the approximate addresses being 944, 1000, 1010, 1020, and 1030 Ragland Road.

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

IV. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case PD16-15
(Costco Wholesale Liquor Addition – 600 West Arbrook Boulevard)

Application to change the zoning on approximately 15.590 acres from Community Commercial (CC) to Planned Development (PD) for limited Community Commercial (CC) uses plus a Package Liquor Store, with a Development Plan; generally located south of West Arbrook Boulevard and east of Matlock Road.

- B. Zoning Case PD13-16R1
(Liv + Arlington – 1001 South Center Street; 206 East Mitchell Street; 107 and 109 Hosack Street)

Application for approval of a revision to the development plan on approximately 4.51 acres currently zoned Planned Development (PD) for Multi-Family uses, with a Development Plan; generally located south of East Mitchell Street and east of South Center Street.

- C. Zoning Case PD12-17R2
(International Leadership of Texas – 4950 South Bowen Road)

Application for approval of a revision to the development plan on approximately 40.812 acres currently zoned Planned Development (PD) for all Residential Single-Family 15 (RS-15) uses, with a Development Plan; generally located west of South Bowen Road and south of West Bardin Road.

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



Replat (A.J. Russell Addition)

Planning and Zoning Meeting Date: 9-7-16

Document Being Considered: Plat

RECOMMENDATION

Consider a Replat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The applicant, HPCivil Engineering, proposes a replat for 7.799 acres of the Lot 2C-7R of the A.J. Russell Addition. The replat would subdivide one lot into two lots, 2C-7R2 and 2C-7R3. A Flood Study was submitted showing the limits of the ultimate 100-year storm event, and the limits of the FEMA 100-year floodplain, and determining that the development will not increase the downstream water surface elevation. There are no known development plans for the property at this time.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

<u>Property Location:</u>	Generally located south of US Highway 287 and west of Willow Hollow Lane with the approximate address being 4750 Willow Hollow
<u>Sector:</u>	Southwest
<u>Council District:</u>	2
<u>Current Zoning:</u>	Community Commercial (CC)

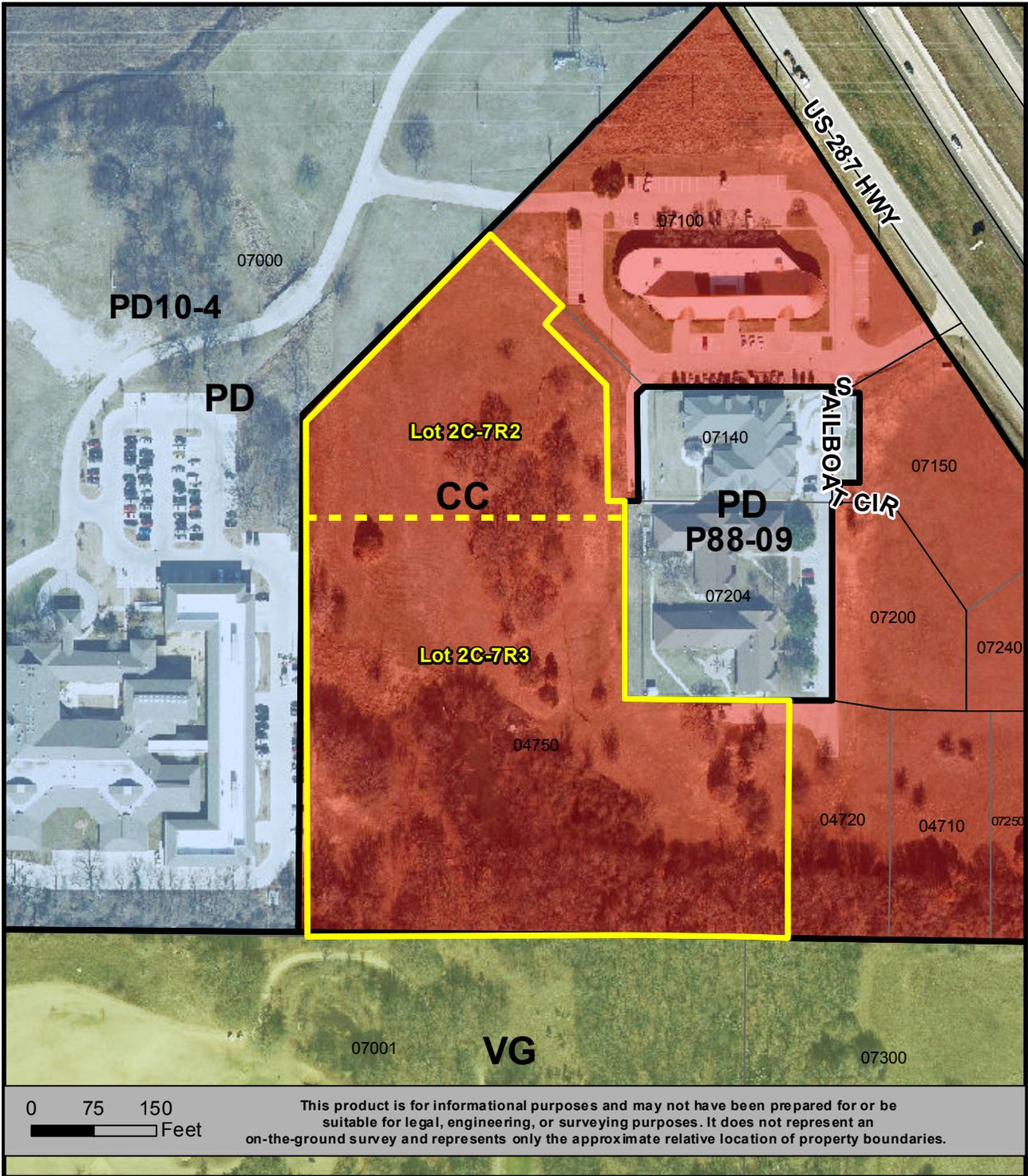
ATTACHED

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

STAFF CONTACT(S)

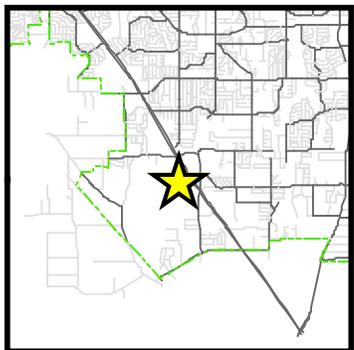
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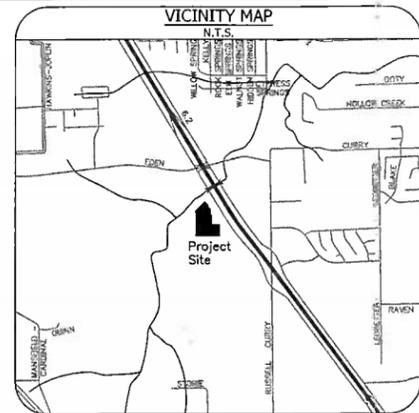
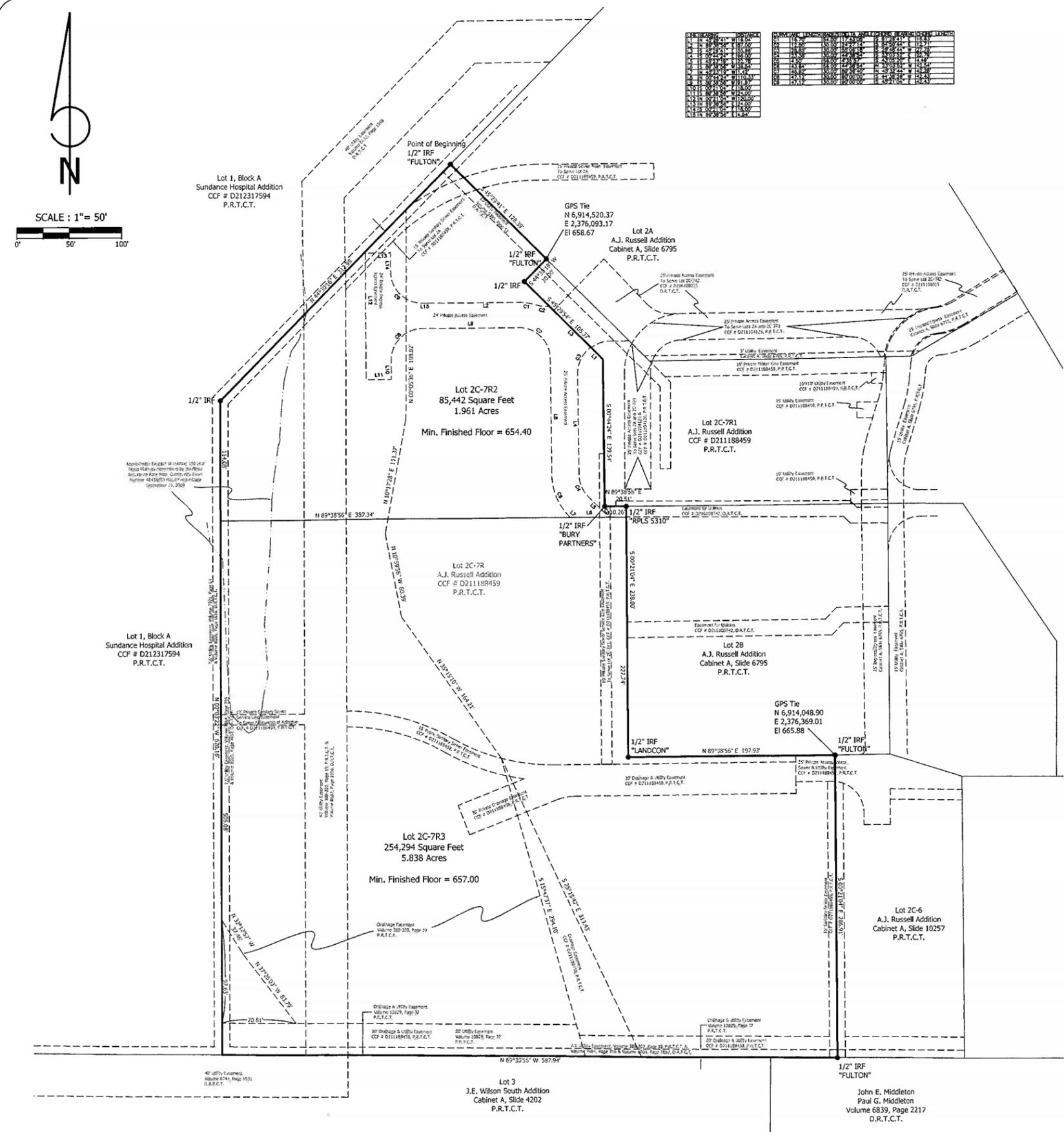
Shon Brooks, AICP
Principal Planner, Land Development
Community Development and Planning
817-459-6514
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LOCATION MAP

**A.J. RUSSELL ADDITION
REPLAT**





Flood Statement

According to Community Panel Number 48439C0345K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property lies within Zone "AE" which is a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

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

Chairman - Planning and Zoning Commission

Secretary - Planning and Zoning Commission

Surveyor's Certification

State of Texas
County of Johnson

I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Executed this the _____ day of _____, in the year of our Lord 2016.

PRELIMINARY

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

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

State of Texas
County of Johnson

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jeremy Luke Deal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of such individual, and that he executed the same as the act of such corporation, and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Notes

- Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
- All lot corners shown hereon are 5/8 inch iron rods with cap stamped "RESEARCH" set unless otherwise noted.
- 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.
- The property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- This plat does not alter or remove deed restrictions or covenants, if any, on this property.
- The City of Arlington will not be responsible for non-drainage related improvements including but not limited to paving and fences within the drainage easement. The City of Arlington will not be responsible for general maintenance such as mowing.
- The City of Arlington reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum finish floor elevations shown are 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.

Deed Restriction Statement

I hereby certify that no deed restrictions exist upon the property included within this plat that is in a platted subdivision at the present time wherein a lot thereof is limited by deed restrictions authorizing residential use but restricting same to not more than two residential units per lot. I further certify that this property does not alter or remove existing deed restrictions or covenants, if any, on this property.

LEGAL DESCRIPTION

BEING all of Lot 2C-7R, A.J. Russell Addition, an addition to the City of Arlington according to the plat thereof recorded in County Clerk's File Number D21188459, Plat Records, Tarrant County, Texas and being a portion of that certain tract of land described by deed to Willow Creek Land Development recorded in Volume 14468, Page 558, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "FULTON" found at the northernmost corner of said Lot 2C-7R, said iron rod also being the westernmost corner of Lot 2A, A.J. Russell Addition, an addition to the City of Arlington according to the plat thereof recorded in Cabinet A, Slide 6795, Plat Records, Tarrant County, Texas and being in the east line of Lot 1, Block A, Sundance Hospital Addition, an addition to the City of Arlington according to the plat thereof recorded in County Clerk's File Number D212317594, Plat Records, Tarrant County, Texas;

THENCE South 45 degrees 29 minutes 41 seconds East, 128.39 feet along the north line of said Lot 2C-7R and the south line of said Lot 2A to a 1/2 inch iron rod with cap stamped "FULTON" found at the northernmost corner of Lot 2C-7R1 of said A.J. Russell Addition;

THENCE continuing along said north line of Lot 2C-7R and the west line of said Lot 2C-7R1 the following bearings and distances:

South 44 degrees 30 minutes 19 seconds West, 30.00 feet to a 1/2 inch iron rod found;

South 45 degrees 29 minutes 41 seconds East, 105.37 feet to a 5/8 inch iron rod with cap stamped "RESEARCH" set;

South 00 degrees 44 minutes 24 seconds East, 139.54 feet to a 1/2 inch iron rod with cap stamped "BURY PARTNERS" found at the southwest corner of said Lot 2C-7R1;

THENCE North 89 degrees 38 minutes 56 seconds East, 20.51 feet, continuing along said north line of Lot 2C-7R and the south line of said Lot 2C-7R1 to a 1/2 inch iron rod with cap stamped "RPLS 5310" found at the northwest corner of Lot 2B of said A.J. Russell Addition;

THENCE South 00 degrees 21 minutes 04 seconds East, 238.00 feet along the east line of said Lot 2C-7R and the west line of said Lot 2B to a 1/2 inch iron rod with cap stamped "LANDCON" found at the southwest corner of said Lot 2B;

THENCE North 89 degrees 38 minutes 56 seconds East, 197.93 feet, continuing along said east line of Lot 2C-7R and the south line of said Lot 2B to a 1/2 inch iron rod with cap stamped "FULTON" found at the northwest corner of Lot 2C-6, A.J. Russell Addition, an addition to the City of Arlington according to the plat thereof recorded in Cabinet A, Slide 10257, Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 21 minutes 04 seconds East, 286.91 feet, continuing along said east line of Lot 2C-7R and the west line of said Lot 2C-6 to a 1/2 inch iron rod with cap stamped "FULTON" found at the southeast corner of said Lot 2C-7R, said iron rod also being the southwest corner of said Lot 2C-6 and being in the north line of that certain tract of land described by deed to John E. and Paul G. Middleton recorded in Volume 6839, Page 2217, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 30 minutes 56 seconds West, 587.94 feet along the south line of said Lot 2C-7R and said north line of the Middleton tract and the north line of Lot 3, J.E. Wilson South Addition, an addition to the City of Arlington according to the plat thereof recorded in Cabinet A, Slide 4202, Plat Records, Tarrant County, Texas to a 5/8 inch iron rod with cap stamped "RESEARCH" set at the southwest corner of said Lot 2C-7R, said iron rod also being the southeast corner of the aforementioned Lot 1;

THENCE North 00 degrees 03 minutes 22 seconds West, 620.16 feet along the west line of said Lot 2C-7R and the east line of said Lot 1 to a 1/2 inch iron rod found;

THENCE North 44 degrees 30 minutes 16 seconds East, 312.98 feet, continuing along said west line of Lot 2C-7R and said east line of Lot 1 to the POINT OF BEGINNING and containing 339,737 square feet or 7.799 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Willow Creek Land Development, LLC, acting by and through the undersigned, its duly authorized agent, do hereby adopt this plat designating the hereinabove described real property as A.J. RUSSELL ADDITION, LOTS 2C-7R2 & 2C-7R3, an addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements shown thereon, except any 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.

This plat does not alter or remove existing deed restriction or covenants, if any, on the property.

By: Willow Creek Land Development, LLC

By: _____
(Authorized Signature)

State of Texas
County of Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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 the same was the act of such individual, and that he executed the same as the act of such corporation, and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

Private Access Easement & SWMSP Maintenance Statement

The City of Arlington is not responsible for the design, construction, operation, maintenance, or use of the following:

- Private access easements and associated improvements
- 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).

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 Lots 2C-7R2 & 2C-7R3 abutting, adjacent or served by the improvements. The covenants shall include the full obligation and responsibility of maintaining and operating said improvements. Access to the improvements is granted to the City for any purpose related to the exercise of governmental services or functions, including but not limited to, fire and police protection, inspection and code enforcement.

Developer's/Owner's Signature _____

REPLAT

A.J. RUSSELL ADDITION

LOTS 2C-7R2 & 2C-7R3

being a replat of Lot 2C-7R, A.J. Russell Addition recorded in County Clerk's File Number D21188459, Plat Records, Tarrant County, Texas

7.799 Acres

Prepared: January 13, 2014

RESEARCH OF TEXAS, LLC
P.O. Box 1036, Goddley, Texas 76044
Ph: 817-937-2655, jls@researchofTexas.com, www.researchofTexas.com
This shall not remove the Registrar's liability Deed: 19-14
© Copyright 2014, Research of Texas, LLC Firm Registration # 00123200

Owner/Developer:
Willow Creek Land Development, LLC
1625 N. Stemmons Freeway
Dallas, Texas 75207
972-814-1141

Engineer:
HP Civil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
972-701-9636

THIS PLAT IS RECORDED IN
DOCUMENT # _____
DATE: _____

Project Number: 130089 Date: January 13, 2014
Revised Date:
Revision Notes:
Sheet 1 of 1

Staff Report



Preliminary Plat (Southwind Meadows)

Planning and Zoning Meeting Date: 9-7-16

Document Being Considered: Plat

RECOMMENDATION

Consider a revised preliminary plat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

On May 20, 2015, the Planning and Zoning Commission recommended approval of Zoning Case PD15-1 requesting Planned Development (PD) for Residential Single-Family 5 (RS-5) and Community Commercial (CC) uses, with a Development Plan by a vote of 7-0-0.

On August 4, 2015, City Council approved Planned Development PD15-1 by a vote of 8-0-0.

On October 7, 2015, the Planning and Zoning Commission continued this Preliminary Plat to the November 4, 2015 public hearing, per the applicant's request.

On November 4, 2015, the Planning and Zoning Commission approved the Preliminary Plat by a vote of 8-0-0.

ANALYSIS

The applicant, Lennar, represented by David Auginbaugh, proposes to plat 154 residential lots, one commercial lot, and 11 open space ("X") lots from 48.21 acres of the Ralph Graves Survey, Abstract 569. This application comes as a revision to the previously approved preliminary plat with a new developer and engineer of record. The revised plat offers a slightly altered layout with an existing drainage channel to the west of the development to remain rather than the previous design, which included a box culvert.

The plat is in substantial conformance with the approved zoning PD15-1 for this site. Amenity and open space lots will be held in common ownership and are to be maintained by a Property Owners Association. The perimeter fencing and landscaping along Ragland Road, South Watson Road, and Southwind Drive are included in these lots. The trail within the electric easement and the amenity lot are also included in common ownership.

A flood study will be required for the land south of Southwind Drive prior to the approval of a final plat for that area.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Property Location: Generally located south of Ragland Road and west of South Watson Road with the approximate addresses being 944, 1000, 1010, 1020, and 1030 Ragland Road.

Sector: Southeast

Council District: 3

Current Zoning:

Planned Development (PD) for Residential Single-Family 5 (RS-5) and Community Commercial (CC) uses, with a Development Plan.

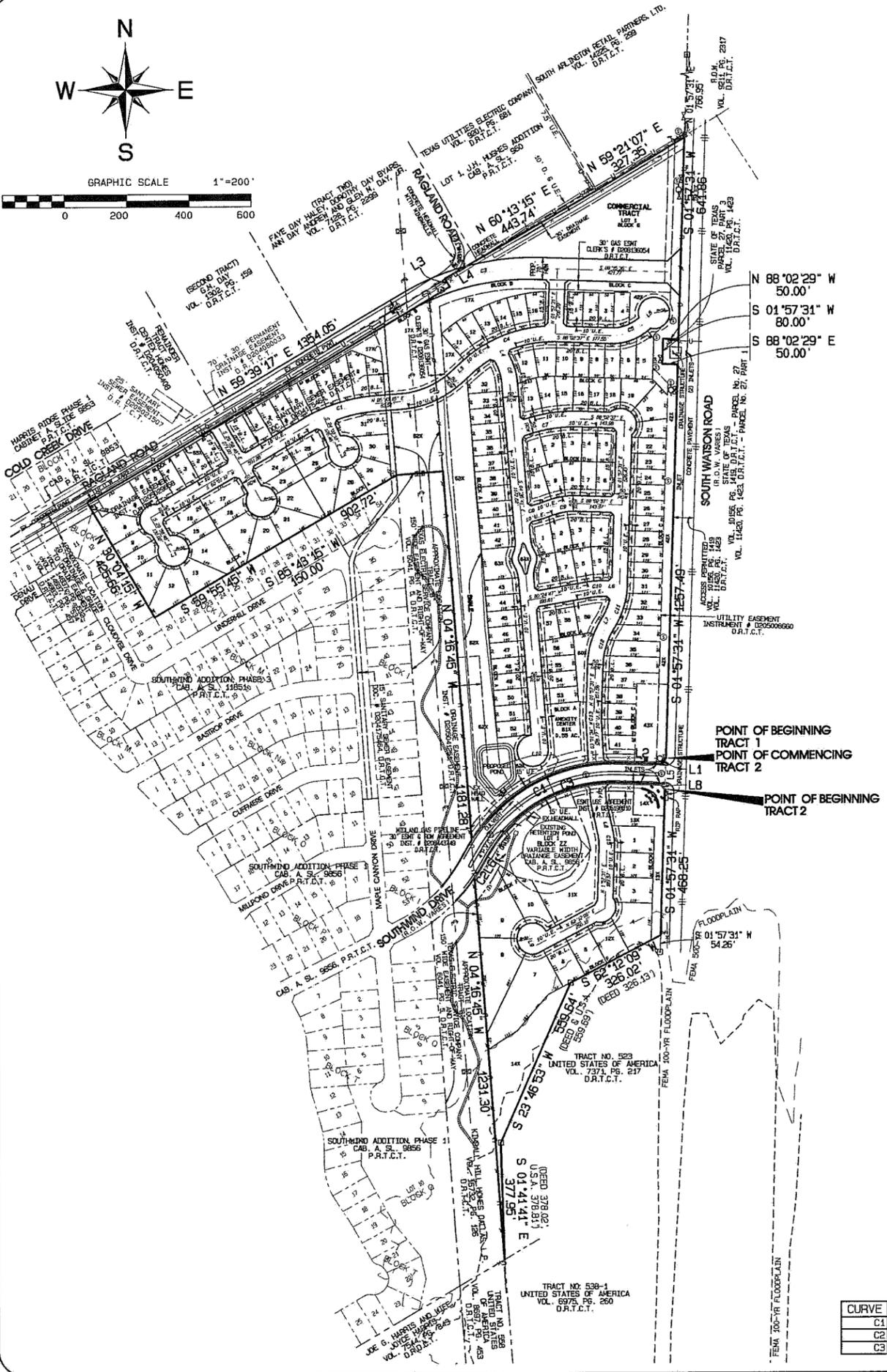
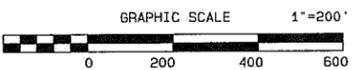
ATTACHED

- i. Location Map
- ii. 11X17 Plat

STAFF CONTACT(S)

Jennifer Pruitt, AICP, LEED AP
Development Planning Manager
Community Development and Planning
817-459-6138
Jennifer.Pruitt@arlingtontx.gov

Shon Brooks, AICP
Principal Planner
Community Development and Planning
817-459-6514
Shon.Brooks@arlingtontx.gov



STATE OF TEXAS
COUNTY OF TARRANT

TRACT 1
PROPERTY DESCRIPTION

BEING a 41.854 acre tract of land situated in the Ralph Graves Survey, Abstract No. 569, City of Arlington, Tarrant County, Texas, being a tract of land as described in deed to Southwind Development LLC, recorded in 020722957, Deed Records, Tarrant County, Texas (DRCT) and being a portion of Tract 1 as described in deed to Southwind Community Association, Inc., recorded in 021301042, DRCT, and being more particularly described as follows:

BEGINNING at a 1/2" rebar with a yellow plastic cap stamped "Goodwin & Marshall" set hereafter referred to as 1/2" rebar capped set at the intersection of the west line of State Highway No. 360 (R.D.M. varies, adjoining R.D.M. set out as Parcel 27, recorded in Volume 10152, Page 1419, DRCT and Parcel 27, Part 1, recorded in Volume 1423, DRCT) with the north line of Southwind Drive (R.D.M. varies per Cabinet A, Slide 9656, Plat Records, Tarrant County, Texas);

THENCE departing the west line of said State Highway No. 360, along the north line of Southwind Drive, as follows:

S 46°57'31" N, a distance of 21.21 feet to a 1/2" rebar capped set;

N 88°02'29" W, a distance of 136.46 feet to a 1/2" rebar capped set at the point of curvature of a curve to the left, having a radius of 535.00 feet;

Southerly, along said curve, having a central angle of 59°50'43", an arc distance of 558.80 feet and a chord that bears S 62°02'09" W, 533.75 feet to a 1/2" rebar capped set;

THENCE N 64°16'45" W, non tangent to said curve, passing a reentrant corner of said Southwind Community Association Tract 1, thereafter along a line common to said Southwind Community Association Tract 1 and said Southwind Development Tract 1, a distance of 1181.28 feet a 1/2" rebar capped set at the northeast corner of said Southwind Community Association Tract 1;

THENCE S 85°43'15" W, along the north line of said Southwind Community Association Tract 1, a distance of 450.00 feet to a 5/8" rebar in concrete set at the northeast corner of said Southwind Community Association Tract 1;

THENCE S 59°55'45" W, along a reentrant line of Southwind Addition, Phase 3A, an addition to the City of Arlington, Tarrant County, Texas as recorded in Cabinet A, Slide 1654, Plat Records, Tarrant County, Texas, a distance of 362.72 feet to a 5/8" rebar in concrete set;

THENCE N 30°04'15" W, along a reentrant line of Southwind Addition, Phase 3A, a distance of 425.66 feet to a 1/2" rebar capped set in the proposed southerly line of Ragland Road (R.D.M. varies);

THENCE N 59°39'17" E, along the proposed southerly line of said Ragland Road, a distance of 1354.05 feet a 1/2" rebar capped set;

THENCE N 30°20'43" W, along a proposed easterly line of said Ragland Road, a distance of 28.88 feet to a 1/2" rebar capped set in said Ragland Road and the northerly line of said Kimball Hill tract;

THENCE N 59°59'06" E, within said Ragland Road and along the northerly line of said Kimball Hill tract, a distance of 418.34 feet to a 1/2" rebar found in the east line of said Ragland Road, at an angle point in the northerly line of said Kimball Hill tract and the southwest corner of Lot 1, J.H. Hughes Addition, an addition to the City of Arlington, Tarrant County, Texas as recorded in Cabinet A, Slide 960, DRCT;

THENCE departing said Ragland Road, along the northerly line of said Kimball Hill tract, as follows:

N 60°13'15" E, a distance of 443.74 feet, (Deed 443.9 feet) to a 5/8" rebar capped (WMA) found, from which a 1/2" rebar capped (M1222) (RPLS 1967) found at the southwest corner of a tract of land as described in deed to South Arlington Retail Partners, Ltd., recorded in Volume 1423, Page 258, DRCT bears N 63°43'46" W, 5.44 feet;

N 59°21'07" E, a distance of 327.35 feet, (Deed 333.99 feet) to the intersection of the northerly line of said Kimball Hill tract, with the west line of aforementioned State Highway No. 360 (R.D.M. varies, from which a broken concrete monument found bears N 01°57'31" E, 765.55 feet, a 5/8" rebar capped (WMA) found bears N 59°21'07" E, 6.67 feet, a 1" rebar found at the northeast corner of a tract of land formerly described in Deed of Partition to the Estate of James H. Knapp, Jr., deceased, and Sandra G. Knapp, recorded in Volume 768, Page 654, DRCT bears N 57°03'31" E, 104.44 feet and a 1/2" rebar capped found at the southeast corner of said South Arlington Retail Partners, Ltd. tract bears N 01°57'31" E, 5.80 feet;

THENCE along the west line of said State Highway No. 360, as follows:

S 01°57'31" N, a distance of 641.86 feet to a concrete monument found at the northeast corner of State of Texas Parcel 27, Part 3 tract as set out in Volume 11420, Page 1423, DRCT;

N 88°02'29" W, along the north line of said State of Texas Parcel 27, Part 3 tract, a distance of 80.00 feet to a broken concrete monument found at the northeast corner of said State of Texas Parcel 27, Part 3 tract;

S 01°57'31" N, along the west line of said State of Texas Parcel 27, Part 3 tract, a distance of 80.00 feet to a broken concrete monument found at the southwest corner of said State of Texas Parcel 27, Part 3 tract;

S 88°02'29" E, along the south line of said State of Texas Parcel 27, Part 3 tract, a distance of 80.00 feet to a concrete monument found at the southeast corner of said State of Texas Parcel 27, Part 3 tract;

S 01°57'31" N, a distance of 1257.88 feet to the POINT OF BEGINNING and containing 41.854 acres of land, a portion of which lies within said Ragland Road as traveled.

CENTERLINE LINE DATA

LINE #	BEARING	DISTANCE
L1	S59°55'45" W	9.89'
L2	N65°59'42" E	14.47'
L3	N48°12'43" E	55.23'
L4	N26°25'03" W	49.22'
L5	N41°32'19" E	28.00'
L6	S88°02'37" E	46.98'
L7	N31°23'56" E	10.84'
L8	S12°25'35" E	75.40'
L9	S27°47'51" E	25.00'
L10	S85°23'19" W	25.00'

CENTERLINE CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	224.28'	500.00'	25°42'03"	N72°52'13"E	222.41'
C2	196.40'	300.00'	37°30'32"	S66°57'59"W	192.91'
C3	436.43'	800.00'	31°15'25"	S75°15'23"W	431.04'
C4	305.39'	400.00'	43°44'40"	S70°05'03"W	298.03'
C5	131.99'	150.00'	50°25'04"	S66°44'51"W	127.78'
C6	76.12'	200.00'	21°48'23"	N15°30'52"W	75.66'
C7	216.95'	500.00'	24°51'38"	S79°31'34"W	215.25'
C8	95.88'	520.00'	10°33'54"	S74°49'19"W	95.75'
C9	89.99'	230.00'	22°25'00"	N80°44'53"E	89.41'
C10	50.37'	250.00'	11°32'36"	S86°11'05"W	50.28'
C11	123.04'	250.00'	28°11'53"	N16°03'27"E	121.80'
C12	133.88'	250.00'	30°40'59"	S17°18'00"W	132.29'
C13	31.16'	500.00'	3°34'14"	S00°10'24"W	31.15'
C14	76.18'	250.00'	17°27'33"	N03°41'49"W	75.89'
C15	62.77'	250.00'	14°23'06"	N05°14'02"W	62.60'

BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	S46°57'31" W	21.21'
L2	S88°02'29" E	136.46'
L3	S30°20'43" E	28.88'
L4	S59°59'06" W	118.34'
L5	S01°57'31" W	100.00'
L6	S29°43'57" W	44.03'
L7	S88°02'29" E	136.46'
L8	N43°02'29" W	21.21'

BOUNDARY CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	558.80'	535.00'	59°50'43"	N62°02'09"E	533.75'
C2	35.10'	530.00'	3°47'40"	N81°37'47"E	35.09'
C3	505.01'	465.00'	62°13'34"	S60°50'44"W	480.56'

STATE OF TEXAS
COUNTY OF TARRANT

TRACT 2
PROPERTY DESCRIPTION

BEING a 9.172 acre tract of land situated in the Ralph Graves Survey, Abstract No. 569, City of Arlington, Tarrant County, Texas, being Tract 2 as described in deed to Southwind Development LLC, recorded in 020722957, Deed Records, Tarrant County, Texas (DRCT), being all of Tract 3 and a portion of Tract 2 as described in deed to Southwind Community Association, Inc., recorded in 021301042, DRCT, being all of Lot 1, Block 22 of Southwind Addition, Phase 3A, an addition to the City of Arlington, Tarrant County, Texas as recorded in Cabinet A, Slide 9656, Plat Records, Tarrant County, Texas and as described in deed to Southwind Community Association, Inc., recorded in 020926534, DRCT, and being more particularly described as follows:

COMMENCING at a 1/2" rebar with a yellow plastic cap stamped "Goodwin & Marshall" set hereafter referred to as 1/2" rebar capped set at the intersection of the west line of State Highway No. 360 (R.D.M. varies, adjoining R.D.M. set out as Parcel 27, recorded in Volume 10152, Page 1419, DRCT and Parcel 27, Part 1, recorded in Volume 1423, DRCT) with the north line of Southwind Drive (R.D.M. varies per Cabinet A, Slide 9656, Plat Records, Tarrant County, Texas);

THENCE S 01°57'31" N, along the west line of said State Highway No. 360, a distance of 100.00 feet to a 1/2" rebar capped set at the intersection of the west line of said State Highway No. 360, with the north line of said Southwind Drive, being the POINT OF BEGINNING of the herein described tract of land;

THENCE S 01°57'31" N, along the west line of said State Highway No. 360, a distance of 489.25 feet to a 5/8" rebar capped (WMA) found at the most easterly southeast corner of said Kimball Hill tract, from which a concrete monument found bears S 01°57'31" N, 54.25 feet;

THENCE departing the west line of said State Highway No. 360, along the southeasterly line of said Kimball Hill tract and the northwesterly line of a tract No. 523 as described in deed to the United States of America, recorded in Volume 7371, Page 217, DRCT, as follows:

S 62°12'09" W, a distance of 326.02 feet, (Deed 326.13 feet) to a concrete monument (COE 523-5) found;

S 23°46'53" W, a distance of 559.64 feet, (Deed 6 USA 559.69 feet) to a concrete monument (COE 523-6) found;

S 01°41'41" E, a distance of 377.95 feet, (Deed 378.02 USA 378.81 feet) to a 5/8" rebar capped (WMA) found at the southeast corner of said Southwind Community Association Tract 2;

THENCE N 04°15'45" W, departing the northwesterly line of said USA tract, along the east line of said Southwind Community Association Tract 2, passing a reentrant corner of said tract, a distance of 1231.30 feet to a 1/2" rebar capped set in the south line of said Southwind Drive, being the point of curvature of a non tangent curve to the left, having a radius point that bears N 56°28'21" W, 530.00 feet;

THENCE along the south line of said Southwind Drive, as follows:

Northwesterly, along said curve, having a central angle of 03°47'40", an arc distance of 25.40 feet and a chord that bears N 31°37'47" E, 30.09 feet to a 1/2" rebar capped set at the point of tangency;

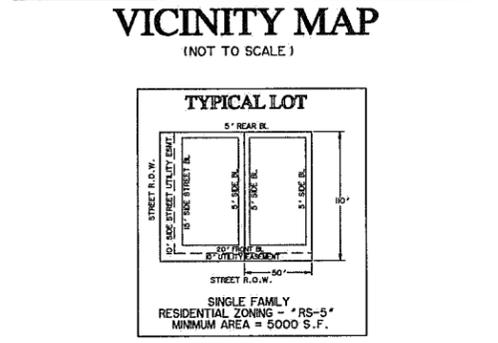
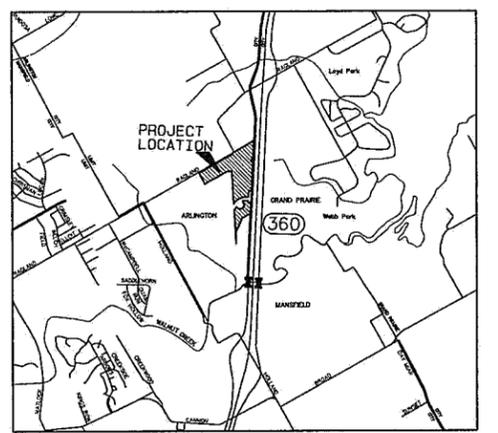
N 29°43'57" E, a distance of 44.03 feet to a 1/2" rebar capped set at the point of curvature of a curve to the right, having a radius of 465.00 feet;

Northwesterly, along said curve, having a central angle of 62°13'34", an arc distance of 505.01 feet, and a chord that bears N 60°50'44" E, 480.56 feet to a 1/2" rebar capped set at the end of said curve;

S 88°02'29" E, a distance of 136.46 feet to a 1/2" rebar capped set;

S 43°02'29" E, a distance of 21.21 feet to the POINT OF BEGINNING and containing 9.172 acres of land.

The Property Owners' Association shall be responsible for the maintenance of perimeter fencing and Lots 60X-64X, Block A; Lot 17X, Block B; Lot 42X, Block C, and Lots 11X-14X, Block F; which will be held in common ownership.



LAND USE SUMMARY

PROPOSED USE	TYPICAL LOT SIZE	NO. of LOTS	ACREAGE
SINGLE-FAMILY RESIDENTIAL	50'x110'	134	21.88
SINGLE-FAMILY RESIDENTIAL	80'x120'	10	3.95
OPEN SPACE LOTS	N/A	11	10.20
COMMERCIAL TRACT	N/A	1	2.85
R.O.W.	N/A	N/A	9.33
TOTAL PROJECT SIZE			48.21

MINIMUM WIDTH OF ALL LOTS AT BUILDING LINE IS 50 FEET.

PRELIMINARY PLAT
OF
SOUTHWIND MEADOWS
BEING
144 RESIDENTIAL LOTS & 11 OPEN SPACE LOTS
LOTS 1-59, 60X-64X; BLOCK A
LOTS 1-16, 17X; BLOCK B
LOTS 1-41, 42X; BLOCK C
LOTS 1-10, BLOCK D
LOTS 1-8, BLOCK E
LOTS 1-10, 11X-14X; BLOCK F

TRACT 1 - 41.854 ACRES
TRACT 2 - 9.172 ACRES
SITUATED IN THE
RALPH GRAVES SURVEY, ABSTRACT No. 569
CITY OF ARLINGTON
TARRANT COUNTY, TEXAS
JUNE 2016

OWNER: **SOUTHWIND DEVELOPMENT**
325 MIRON DRIVE, SUITE 140
SOUTH LAKE, TX 76092

DEVELOPER: **LENNAR**
1707 MARKETPLACE BLVD., SUITE 210
IRVING, TX 75063
PHONE (469) 587-5300

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373

E:\1071 - SOUTHWIND MEADOWS\PrePlan\PrePlan.dwg, Plot2, Plot2.dwg, Fri Aug 12 09:57:33 2016

Staff Report



Zoning Case PD16-15 (Costco Wholesale Liquor Addition)

Planning and Zoning Meeting Date: 9-7-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD16-15, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On April 5, 2000, Planning and Zoning Commission recommended approval of ZA00-16 to amend the zoning map to allow for the grocery sales use and the development of Costco Wholesale.

On April 5, 2000, Planning and Zoning Commission recommended approval of SUP00-04 to allow for gasoline sales.

On April 18, 2000, City Council approved first reading of ZA00-16 by a vote of 6-0-0.

On April 18, 2000, City Council approved first reading of SUP00-04 by a vote of 6-0-0.

On April 25, 2000, City Council approved ZA00-16 by a vote of 6-0-0.

On April 25, 2000, City Council approved SUP00-04 by a vote of 6-0-0.

ANALYSIS

Request

The applicant requests to change the zoning on approximately 15.590 acres addressed at 600 West Arbrook Boulevard, and generally located south of West Arbrook Boulevard and east of Matlock Road.

Current zoning: Community Commercial (CC)

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

A 'Package Liquor Store' is only permitted in General Commercial (GC), Light Industrial (LI), and Industrial Manufacturing (IM) zoning districts. Additionally, 'Package Liquor Stores' are prohibited in the area of the Interstate 20 corridor bounded by Cooper Street on the west, Arbrook Boulevard on the north, State Highway 360 on the east, and Bardin Road on the south. This was also the case under the previous zoning ordinance, as the above described area was known as the Business Park Overlay. Two zoning cases that added the 'Package Liquor Store' use were approved at locations within this corridor, prior to the adoption of the Unified Development Code:

- *PD13-21 Windstar Properties* was approved in April of 2014 for what is currently Total Wines and More
- *PD14-2 3909 South Cooper Street* was approved in August of 2014 for what is currently Spec's Wines, Spirits and Finer Foods

This rezoning request excludes some land uses currently permitted in the CC zoning district, as well as adds the 'Package Liquor Store' use.

Site History

A zoning amendment to change the zoning on a portion of the lot from Business Park Overlay-Business (BP-B) to Business Park Overlay-Community Service (BP-CS) was approved in 2000. This application gave the entire lot the same zoning designation, and allowed for the grocery sales use on site. A Specific Use Permit (SUP) was also approved to allow for gasoline sales as a secondary use on the northwest portion of the lot. Running concurrently to the zoning amendment, a plat was filed to give the site its current configuration.

Existing Site Conditions

The subject site was developed in 2001 with an approximately 148,000 square foot Costco Wholesale Store, as well as a 6-pump gasoline sales canopy. A convenience store is not associated with the gasoline sales canopy. As a result of the SUP actions during the Planning and Zoning Commission meeting, increased landscape setbacks were required adjacent to the gasoline sales portion of the site. All site setbacks are planted with a mix of Live Oak and Shumard Oak trees.

Development Plan

The Development Plan is for an approximately 3,928-square-foot addition to the existing Costco Wholesale store. The intention of this addition is to operate a Package Liquor Store. The proposed package liquor store will not open to the interior of the Costco store, and all exterior doors are covered with metal awnings similar to other awnings on the existing structure. The proposed addition will match the existing split-faced concrete masonry block (CMU) walls, and the proposed banding and signage will also blend with the original building.

The separate entry points to the proposed addition will allow it to operate based on the State laws regarding the allowed hours of operation for Package Liquor Stores, without causing any adverse changes to the operation of the existing Costco store.

Landscaping and Screening

The applicant is proposing to replace any trees or shrubs that are missing in order to bring the site back into compliance with the landscape package that was approved through the original site plan. Additionally, the new parking lot islands will exceed the typical requirement of 50% vegetative cover other than turf grass. The applicant is also proposing to increase the landscaping in the parking lot islands just to the west of the building, as well as in the large island off of the Matlock Road access point. Overall, this will add over 7,000 additional plants to the existing landscaping.

Parking

The existing parking lot contains approximately 750 parking stalls. Required parking for the current use is calculated at 446 parking stalls. With the additional 3,928 square feet of floor space, 457 parking stalls will be required. While the site is over-parked at this time the proposed addition will reduce parking on site by approximately 29 stalls. This comes out to an approximate count of 721 parking stalls once the project has been completed.

Adjacent Land Uses

North of the subject site are properties zoned CC developed with a bank and a medical imaging center, Residential Multi-Family (RMF-22) developed with a multi-family development, Residential Single Family (RS-7.2) developed with single family residences, and PD for a nursing home developed with a nursing home. The properties to the east and

west of the subject site are zoned General Commercial (GC) and both are developed with office buildings. The properties to the south of the subject site are zoned CC developed with a bank and a multi-tenant shopping center and PD developed as the Arlington Highlands.

Comprehensive Plan Analysis

The proposed zoning change CC to PD for a package liquor store represents a minor change that is in keeping with the community convenience commercial uses that are envisioned as one use for Regional Activity Centers in the 2015 Comprehensive Plan, *99 Square Miles*. The goals for Regional Activity Centers include developing special places that facilitate regional opportunities. Considering the goals for this area and the site’s location, the proposed zoning change to PD for a package liquor store 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 (5 pages)

Under separate cover:

None

Available in the City Secretary’s office:

None

CITY COUNCIL DATE

October 11, 2016

STAFF CONTACTS

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Development Planning Manager
Community Development and Planning
817-459-6138
Jennifer.Pruitt@arlingtontx.gov

Bryan Isham
Planner
Community Development and Planning
817-459-6654
Bryan.Isham@arlingtontx.gov

Case Information



Applicant: MG2 Corporation represented by Terry Odle

Property Owner: Costco Wholesale

Sector Plan: East

Council District: 3

Allowable Uses: Limited Community Commercial Uses plus Package Liquor Store

Development History: The subject site is currently platted and commonly known as Lot 2R, Block 4 of the Highlands Addition. The subject site is currently developed with a Costco Wholesale store and gasoline sales station.

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

Case No.	Location	Request	Disposition
PD15-2	East	Planned Development (PD) for Office Commercial (OC) uses plus an Independent Senior Living Facility, with a development plan	Approved

Transportation: The proposed development has two access points off West Arbrook Boulevard, one off of Matlock Road, and two off of Highlander Boulevard.

Thoroughfare	Existing	Proposed
West Arbrook Boulevard	130 foot ROW 4 lane divided major arterial	120 foot ROW 6 lane divided major arterial
Highlander Boulevard	70 foot ROW 4 lane undivided major collector	70 foot ROW 4 lane undivided major collector
Matlock Road	120 foot ROW 6 lane divided major arterial	120 foot ROW 6 lane divided major arterial

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

Water & Sewer: The existing site has water and sewer service.

Case Information



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

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

School District: Arlington Independent School District

The proposed 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
- Arlington Independent School District
- Arlington Alliance for Responsible Government
- Arlington Neighborhoods
- East Arlington Review
- Far South Arlington Neighborhood Association
- Forest Hills Home Owners Association
- Northern Arlington Ambience
- West Citizen Action Network (WeCan)
- Westador Addition
- Harold Patterson Community Association
- Scots Wood Estates Neighborhood Watch
- Southwest Arlington Property Owners (SWAPO)

Property Owners: 15

Letters of Support: 0

Letter of Opposition: 0

Itemized Allowable Uses



Allowable Uses:

Planned Development (PD) for limited Community Commercial (CC) uses plus a Package Liquor Store

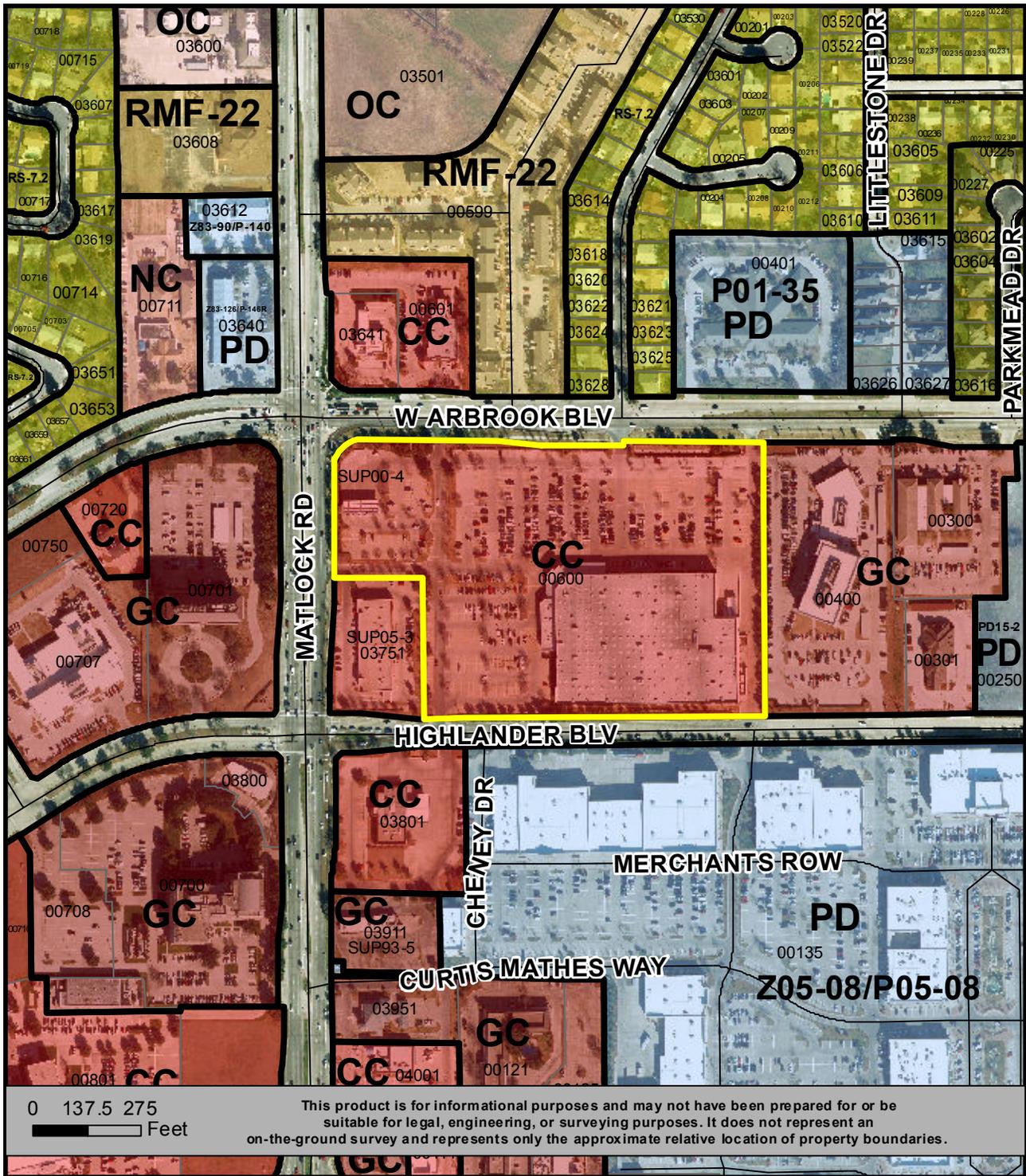
Permitted – Art gallery or museum, Government administration and civic buildings, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, University/college/seminary, Hospital, Medical or dental office or clinic, Community garden, Gasoline sales, Catering service, Restaurant, Restaurant/take-out and delivery only, Office/business or professional, Telemarketing call center, Day care center, General personal services (other than listed), Massage therapy clinic, Recreation/ indoor (other than listed), Major tourist attraction, General retail store (other than listed), Firearm sales, 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, Package Liquor Store.

Specific Use Permit – Hospital/psychiatric, Alternative Financial Institution, Hotel/limited service, Residence hotel, Banquet hall, Bowling alley, Gun range, Night club, Recreation general outdoor (other than listed), Gas well, Transit passenger terminal, Utility installation other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft., Self-storage facility.

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

Excluded Uses:

Halfway house, Nursing home, Domestic violence shelter, Mortuary/crematory/funeral chapel, Cemetery, Public park or playground, Crop production, Bail bond service, Tattoo parlor, Bingo hall, Billiard parlor, Private club/lodge/fraternal organization, Wedding chapel, Country club, Golf course, Marina, Pawn shop, Specialty paraphernalia sales, Wrecker service



LOCATION MAP
PD16-15

PD FOR LIMITED CC USES PLUS A PACKAGE LIQUOR STORE, WITH A DEVELOPMENT PLAN



PD16-15

South of West Arbrook Boulevard and east of Matlock Road



View of adjacent single family residences across West Arbrook Boulevard. View north



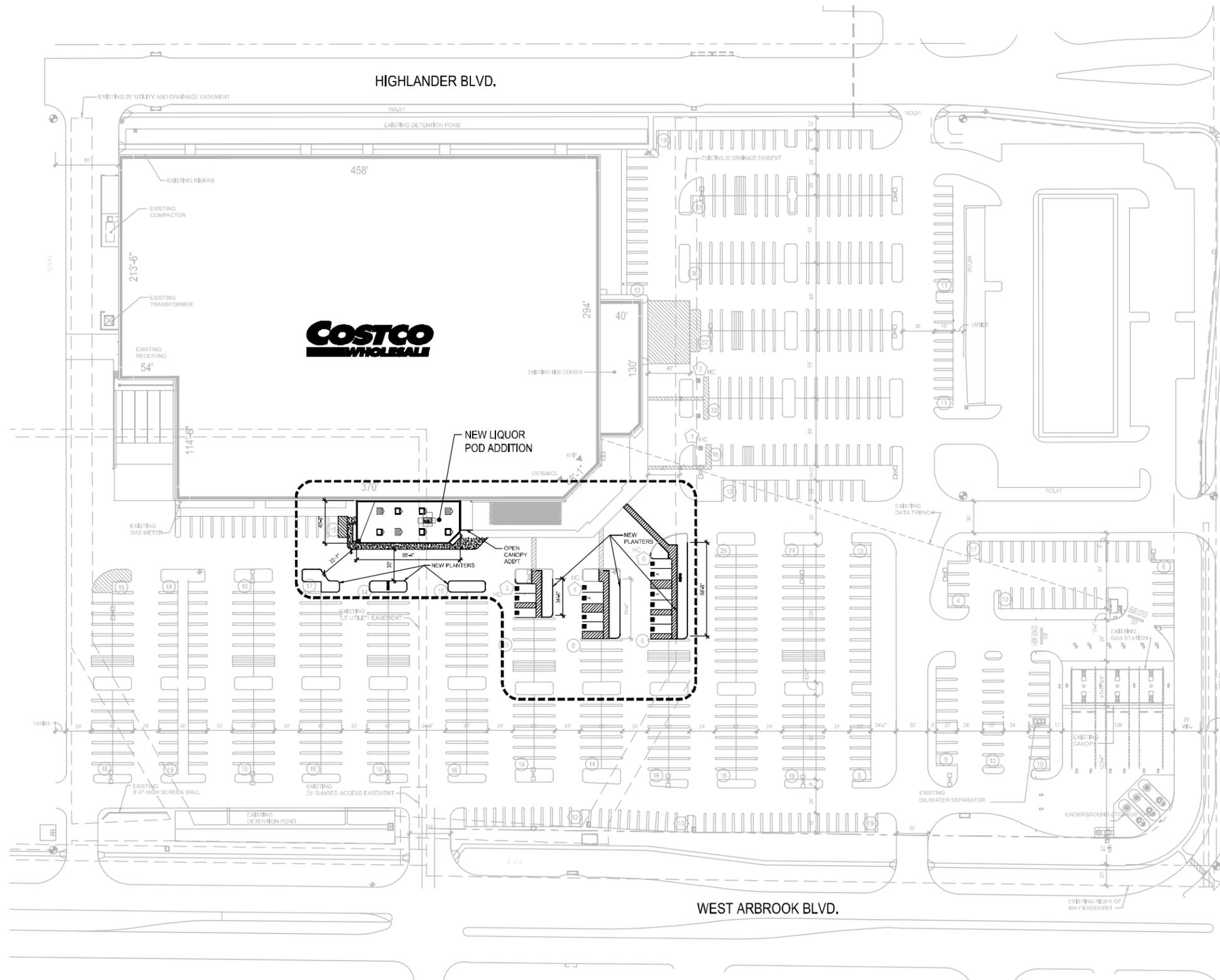
View of adjacent office building. View east.



View of site and existing Costco Wholesale store. View south.



View of adjacent office building across Matlock Road. View west.



PROJECT DATA

CLIENT: COSTCO WHOLESAL
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

PROJECT ADDRESS: 600 W. ARBROOK BLVD.
 ARLINGTON, TX 76014

SITE AREA: 15.64 ACRES (681489 S.F.)

JURISDICTION: CITY OF ARLINGTON

ZONING: PLANNED DEVELOPMENT
 CC - COMMUNITY COMMERCIAL

SETBACKS: 60'-0"

BOUNDARIES: THIS PLAN HAS BEEN
 PREPARED BY EDITING
 INFORMATION: PRELIMINARY DRAWING
 PREPARED BY HODGES AND
 ASSOC., INC. DATED: 2-17-00
 PRELIMINARY PLAT FROM
 WINDELMAN ENGINEERS
 3-28-00

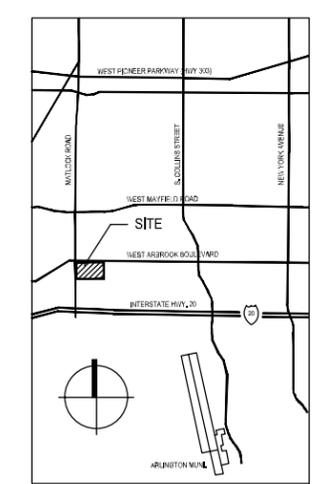
EXIST. BUILDING DATA:	
EXIST. BUILDING AREA	143,463 S.F.
EXIST. TIRE CENTER	5,126 S.F.
TOTAL EXIST. BUILDING	148,589 S.F.
NEW LIQUOR ADDITION	3,928 S.F.
TOTAL EXIST. BUILDING	152,517 S.F.

PARKING DATA:

EXISTING PARKING PROVIDED:	
⊙ 10' WIDE STALLS	672 STALLS
⊙ 9' WIDE STALLS	63 STALLS
⊙- HANDICAP STALLS	15 STALLS
TOTAL PARKING	750 STALLS
NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:	5.05 STALLS
PROPOSED PARKING PROVIDED:	
⊙ 10' WIDE STALLS	638 STALLS
⊙ 9' WIDE STALLS	63 STALLS
⊙- HANDICAP STALLS	16 STALLS
TOTAL PARKING	717 STALLS
NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:	4.7 STALLS
LOSS OF (33) STALLS	

NOTES:
 EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



ARLINGTON
 # 668

600 W ARBROOK BLVD.
 ARLINGTON, TX 76014

1101 Second Ave. Ste 100
 Seattle, WA 98101
 206.962.4509
 mgc.com



00-1350-13
 JUNE 7, 2016

PROPOSED
 SITE PLAN

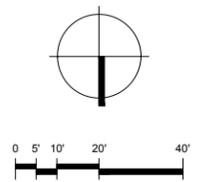
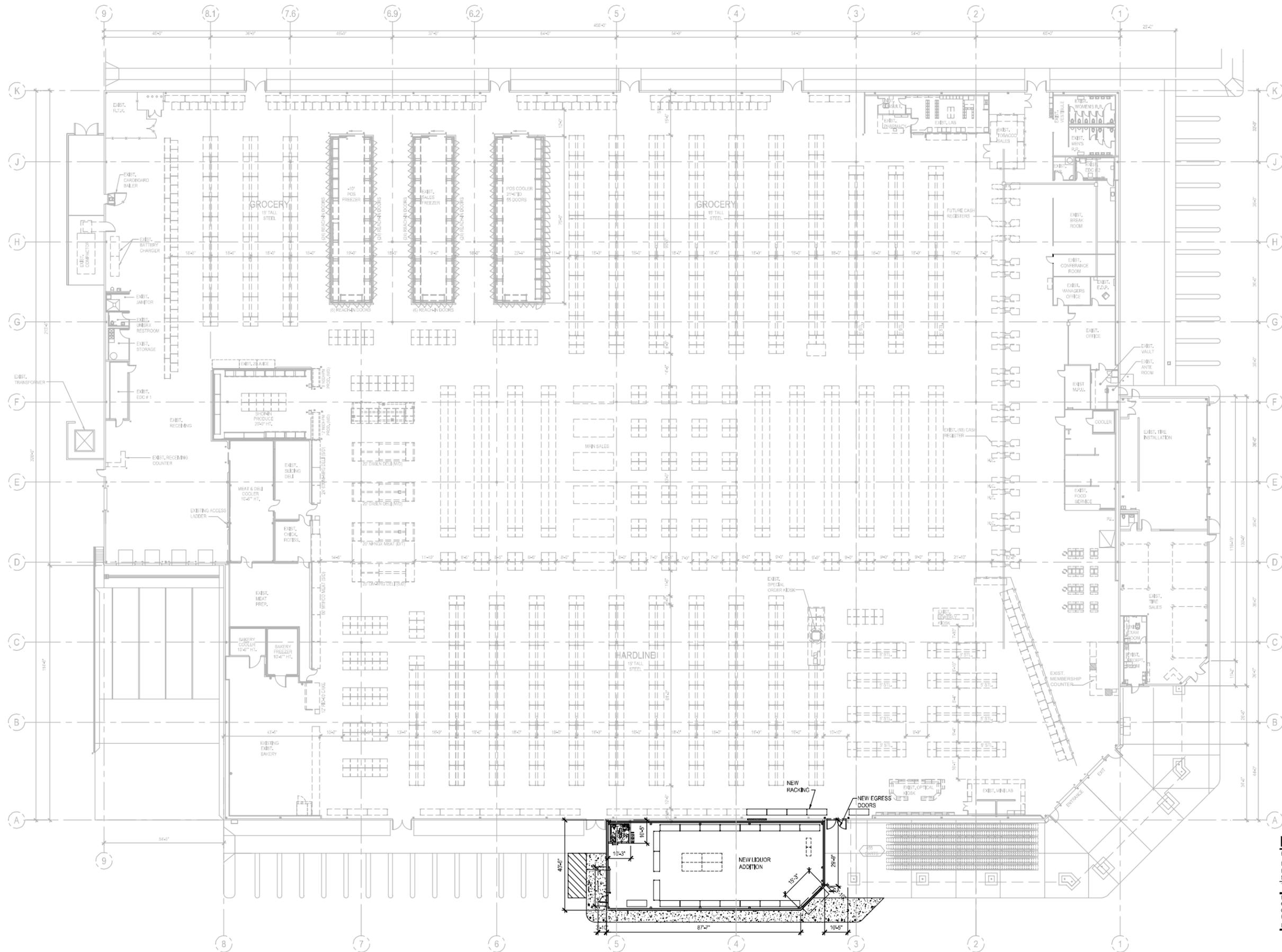
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COSTCO WHOLESAL PROPOSED SITE PLAN

ARLINGTON, TEXAS

JUNE 7, 2016

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ARLINGTON
668

600 WEST ARBROOK BLVD.
ARLINGTON, TX 76014

1181 South Ave. Ste 106
Seattle, WA 98101
206.962.6309
mg2.com



PROJECT DATA

EXIST. BUILDING DATA:	
EXIST. BUILDING AREA	143,463 S.F.
EXIST. TFC CENTER	5,128 S.F.
NEW LIQUOR ADDITION	3,528 S.F.
TOTAL EXIST. BUILDING	152,517 S.F.
RACK COUNT:	
GROCERY RACKS (15 ft)	194
CENTER SECTION	18,806 S.F.
HARDLINE RACKS (15 ft)	187
LIQUOR ADDT HARDLINE RACKS (15 ft)	19

00-1350-13
JUNE 7, 2016

PROPOSED FLOOR
PLAN

DD21.01

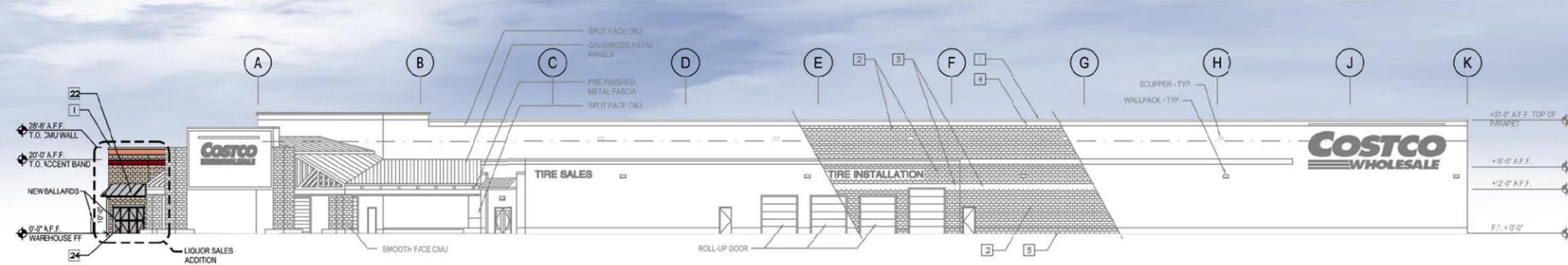
COSTCO WHOLESALE

PROPOSED FLOOR PLAN

ARLINGTON, TEXAS

JUNE 7, 2016

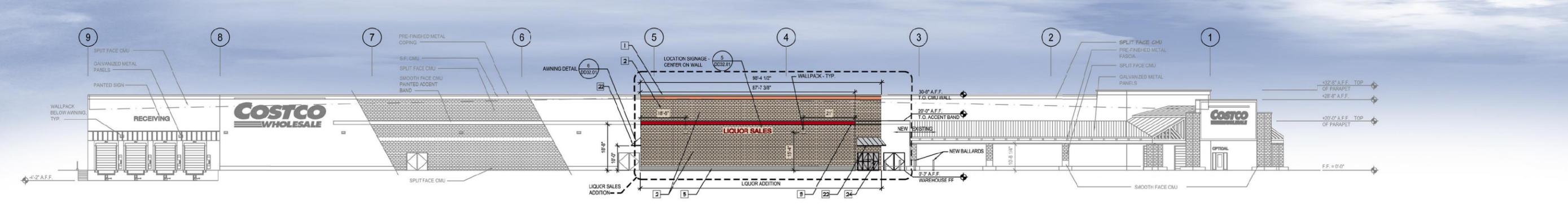
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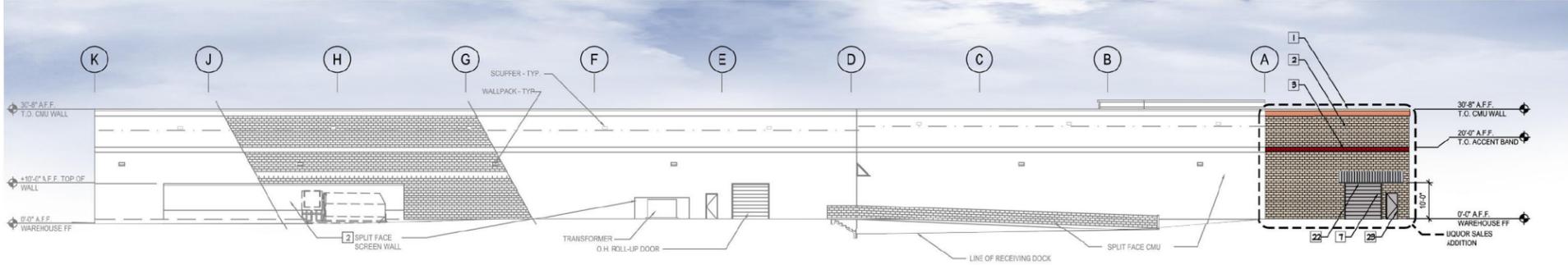
1 EAST ELEVATION
1" = 20'-0"



2 ELEVATION AT ENTRY
1" = 20'-0"

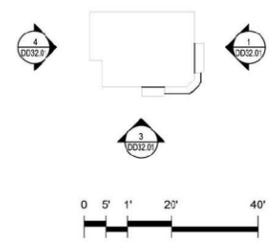


3 SOUTH ELEVATION
1" = 20'-0"



4 WEST ELEVATION
1" = 20'-0"

KEY PLAN

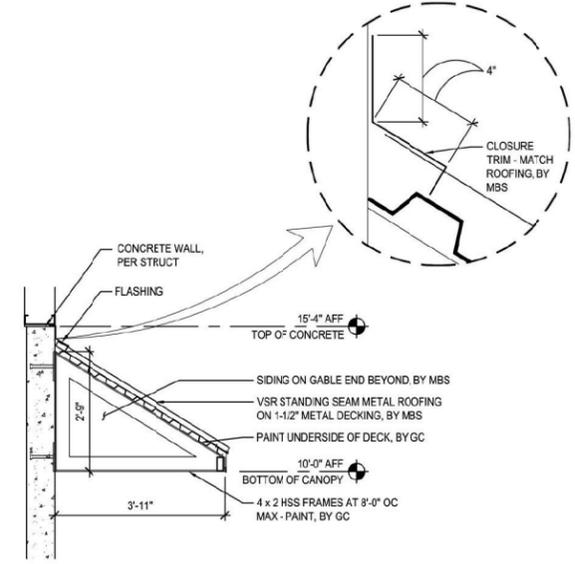


EXTERIOR FINISH SCHEDULE						
#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER	NOTES
1	CAP FLASHING	GALV. SHEET METAL	PRE PAINTED	EGYPTIAN WHITE TO MATCH EXIST.	BUTLER/SPAN	
2	MAIN BUILDING WALL	SF C.M.U. (INTEGRAL COLOR)	WATER REPELLENT	LIMESTONE TO MATCH EXIST.	FEATHERLITE	TWO COURSES
3	ACCENT BAND	SF C.M.U. (PAINTED)	PAINT	SAFETY RED - S.W. 4081	SHERWIN WILLIAMS	
4	TOP COURSES	SF C.M.U. (INTEGRAL COLOR)	WATER REPELLENT	TERRA COTTA TO MATCH EXIST.	FEATHERLITE	THREE COURSES SF C.M.U.
5	MAIN BUILDING BASE	SF C.M.U. (INTEGRAL COLOR)	WATER REPELLENT	LONE STAR GRAY TO MATCH EXIST.	FEATHERLITE	TWO COURSES
6	CANOPY STEEL	STEEL TRUSSES, TUBE STEEL	PAINT	AWNING RED S.W. 2314	SHERWIN WILLIAMS	MAIN CANOPY AND RECEIVING CANOPY
7	ROLL UP DOOR	STEEL	PRE FINISHED / PAINT	GRAY-GC TO PAINT TO MATCH EXIST.	MBS	
8	"COSTCO" SIGN	METAL CUT OUT LETTERS	PRE PAINTED	SAFETY RED S.W. 4081	VARCO-PRUDEN/SPAN	
9	"WHOLESALE" SIGN	METAL CUT OUT LETTERS	PRE PAINTED	LAPIS LAZULI S.W. 1805	VARCO-PRUDEN/SPAN	
10	LIQUOR SALES	METAL CUT OUT LETTERS	PRE PAINTED	SAFETY RED S.W. 4081	BUTLER/SPAN	
11	RECEIVING CANOPY	METAL PANELS	PRE FINISHED	GALVALUME	VARCO-PRUDEN/SPAN	
12	CANOPY SIGN FIELD	FIBERSTONE		LIMESTONE ON GRAY	VARCO-PRUDEN/SPAN	SAND TEXTURE
13	CANOPY ROOF	METAL PANEL	PRE FINISHED	GALVALUME	VARCO-PRUDEN/SPAN	
14	CANOPY COLUMN	SF C.M.U.	WATER REPELLENT	LONE STAR GRAY	FEATHERLITE	
15	EGRESS DOORS	METAL DOOR AND FRAME	PAINT	GRAY ASH-LAR S.W. 2002	SHERWIN WILLIAMS	
16	ROLL UP DOORS	METAL ROLL UP DOORS	PAINT	GRAY ASH-LAR S.W. 2002	SHERWIN WILLIAMS	
17	1 1/2" T.S. GUARDRAIL	1 1/2" TUBE STEEL	PAINT	MOCKINGBIRD S.W. 2005	SHERWIN WILLIAMS	
18	"COSTCO" SIGN	BUILDING MASONRY	PAINT	SAFETY RED S.W. 4081	SHERWIN WILLIAMS	TWO COATS
19	"WHOLESALE" SIGN	BUILDING MASONRY	PAINT	LAPIS LAZULI S.W. 1805	SHERWIN WILLIAMS	TWO COATS
20	CANOPY TRUSS	METAL	PAINT	SAFETY RED SW 4081	SHERWIN WILLIAMS	TWO COATS
21	CANOPY GUTTERS / DS	METAL	PAINT	SAFETY RED SW 4081	SHERWIN WILLIAMS	TWO COATS
22	METAL AWNING	METAL PANELS	PRE FINISHED	GALVALUME TO MATCH EXIST.	BUTLER / SPAN	
23	DOOR	STEEL	PRE FINISHED / PAINT	GRAY-GC TO PAINT TO MATCH EXIST.	MBS	
24	GLAZED AUTO ENTRY DOOR	ALUMINUM	PRE FINISHED	CLEAR ANODIZED ALUMINUM		BREAK AWAY PANELS

ABBREVIATIONS		
SF C.M.U.	- SPLIT FACE C.M.U.	
SMF C.M.U.	- SMOOTH FACE C.M.U.	
R.F C.M.U.	- RIBBED C.M.U.	



5 LOCATION SIGNAGE
1/8" = 1'-0"



6 AWNING DETAIL
1/2" = 1'-0"

COSTCO WHOLESALE

ARLINGTON, TEXAS

PROPOSED ELEVATIONS

JUNE 7, 2016



ARLINGTON
668

600 WEST ARBROOK BLVD.
ARLINGTON, TX 76014

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

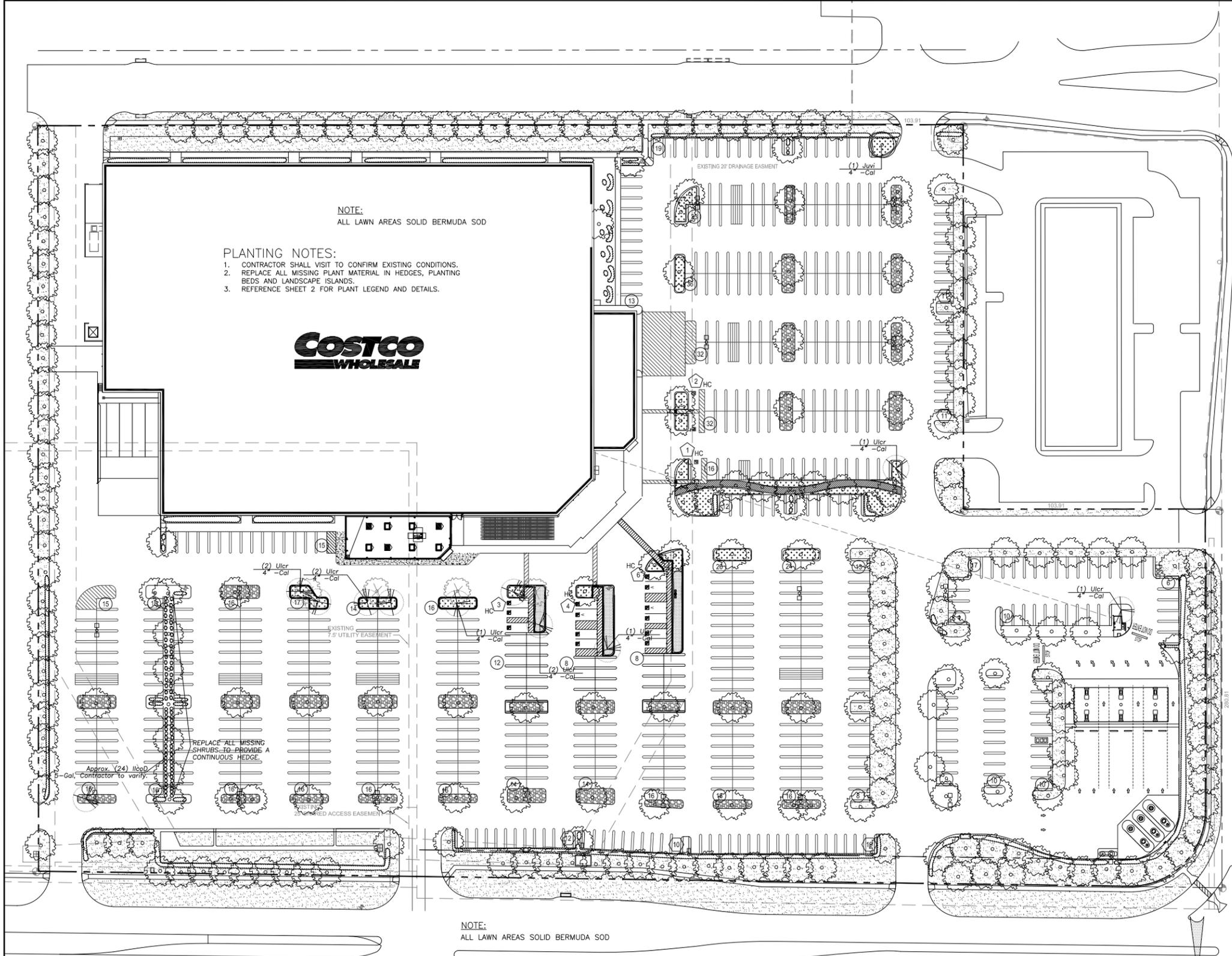


00-1350-13
JUNE 7, 2016

PROPOSED
ELEVATIONS

DD32.01

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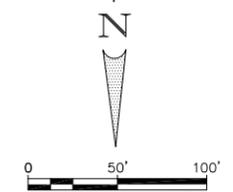
CITY OF ARLINGTON LANDSCAPE REQUIREMENTS		
AREA	REQUIRED	PROVIDED
MIN. WIDTH OF LANDSCAPE SETBACK	A 15' SETBACK ADJACENT TO STREET REQUIRED	
	15'	15'
TREE REQUIREMENT ON FRONTAGE	ONE (4") SHADE TREE REQUIRED/45' OF FRONTAGE	
	REQUIRED	PROVIDED
HIGHLANDER BLVD.	783'/45 = 18 (4") TREES	26 EXISTING TREES
MATLOCK RD.	300'/45 = 7 (4") TREES	14 EXISTING TREES
W. ARBROOK BLVD.	978'/45 = 22 (4") TREES	36 EXISTING TREES
SHRUB REQUIREMENT ON FRONTAGE	(14) SHRUBS REQUIRED/50' OF FRONTAGE (MIN. 50% EVERGREEN)	
	REQUIRED	PROVIDED
HIGHLANDER BLVD.	783'/50 X 14 = 219 SHRUBS	APPROX. 220 EXISTING SHRUBS
MATLOCK RD.	300'/50 X 14 = 84 SHRUBS	APPROX. 87 EXISTING
W. ARBROOK BLVD.	978'/50 X 14 = 274 SHRUBS	APPROX. 306 EXISTING
PARKING LOT SCREENING	MINIMUM 3' TALL SCREENING; MINIMUM (5) GAL. SHRUBS @ 3' OC	
	REQUIRED	PROVIDED
INTERIOR PARKING LANDSCAPE	ONE LANDSCAPE ISLAND REQUIRED/20 SPACES, SIZED NO SMALLER THAN 1 SPACE	
	REQUIRED	PROVIDED
VISIBILITY TRIANGLE	8' X 70' VISIBILITY TRIANGLE REQUIRED AT ENTRANCE OFF PUBLIC STREET	
	REQUIRED	PROVIDED
LANDSCAPE BUFFER	30' LANDSCAPE BUFFER REQUIRED BETWEEN ZONING DISTRICTS	
	REQUIRED	PROVIDED
TURF COVER	40% MAX. TURF COVERAGE IN LANDSCAPE BUFFER	
	REQUIRED	PROVIDED

NOTE:
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED.
- 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 A HEALTHY, GROWING CONDITION AT ALL TIMES.
- ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS STATED IN CHAPTER IX OF THE CITY CODE.
- ALL OUTSIDE STORAGE AREAS ARE SCREENED FROM PUBLIC STREET ROW AND ADJOINING PROPERTY BY MINIMUM 8 FT HIGH SCREENING DEVICE.

NOTE:
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF ARLINGTON STDS. & SPECS.

FAIN • CUPPET
LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd, Suite B
North Richland Hills, TX 76182-4761 817-479-0730
PLANNING AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY A. CUPPET, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2872 ON 07/28/16, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.



APPROV	
REVISION	
DATE	
No.	

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6726 HILLCREST PLAZA, IRVING, TEXAS 75039
(972) 460-7099
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 10666-05
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J. Cuppet
REGISTERED LANDSCAPE ARCHITECT
2872
STATE OF TEXAS
07/28/2016

LANDSCAPE PLAN
COSTCO
ARLINGTON, TEXAS

07-01-2016

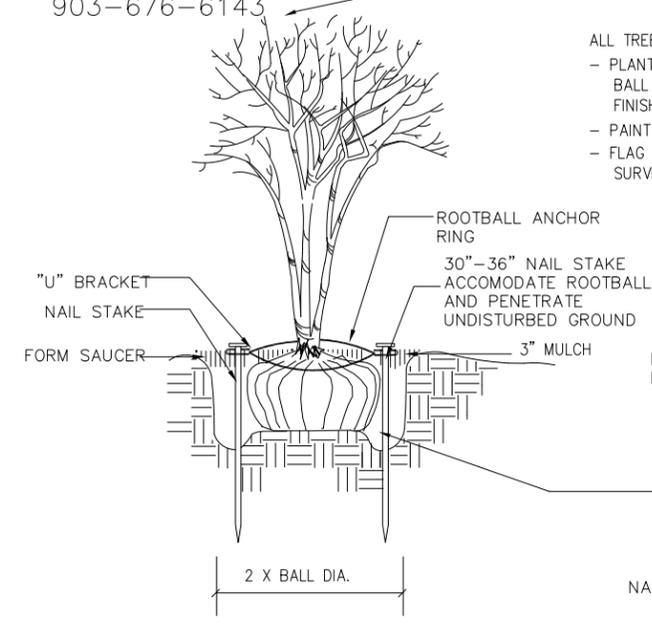
L-1

LANDSCAPE PLAN

Contact Information:
TREE STAKE SOLUTIONS
 www.treestakesolutions.com
JEFF TULEY
 903-676-6143

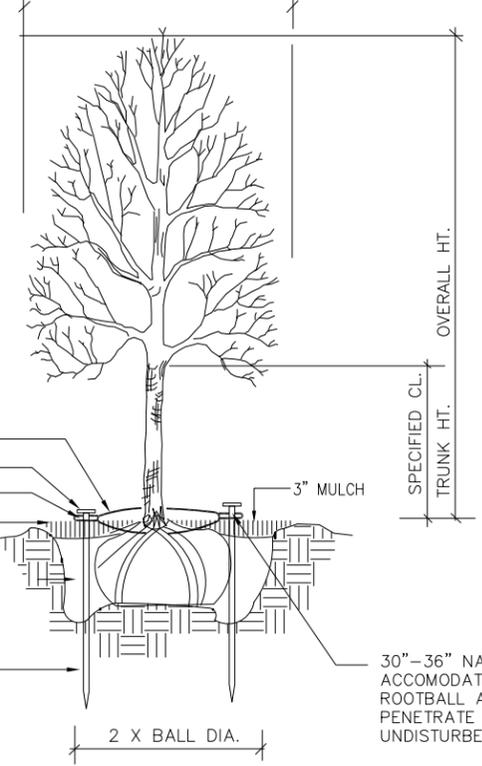
THIN BRANCHES BY 1/3
 RETAINING SHAPE OF PLANT.
 (DO NOT CUT LEADER.)

ALL TREES
 - PLANT SO THAT TOP OF ROOT
 BALL IS 2" ABOVE THE
 FINISHED GRADE
 - PAINT ALL CUTS OVER 1" DIA.
 - FLAG GUYING WIRES WITH
 SURVEYOR TAPE



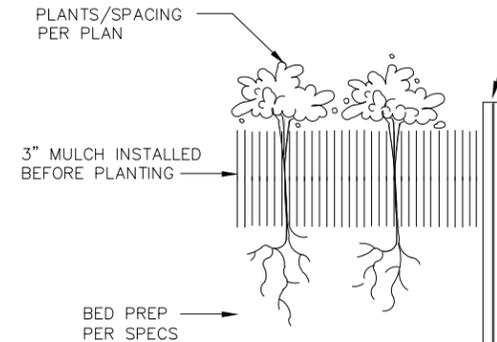
STAKING FOR MULTI-TRUNK TREES &
 TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE



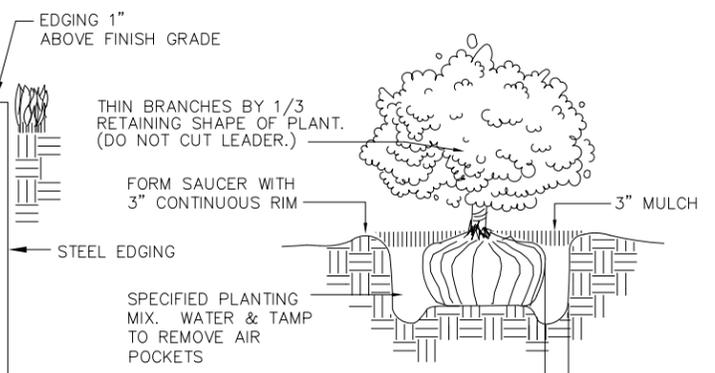
SAFETY STAKE BY TREE STAKE SOLUTIONS

SCALE: NOT TO SCALE



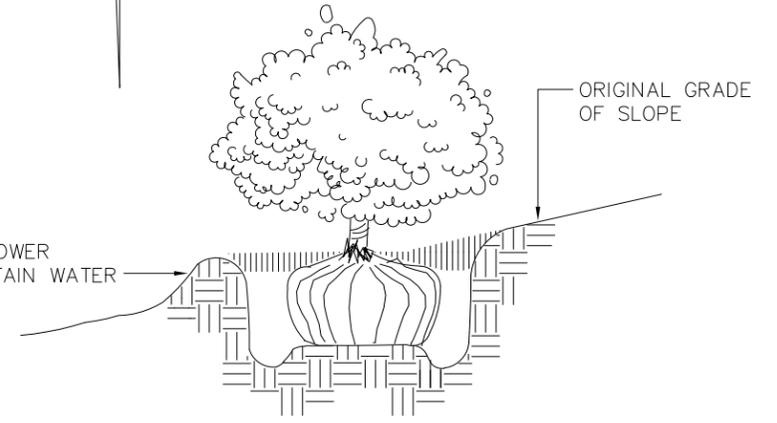
BEDDING PLANTS/
 EDGING DETAIL

SCALE: NOT TO SCALE



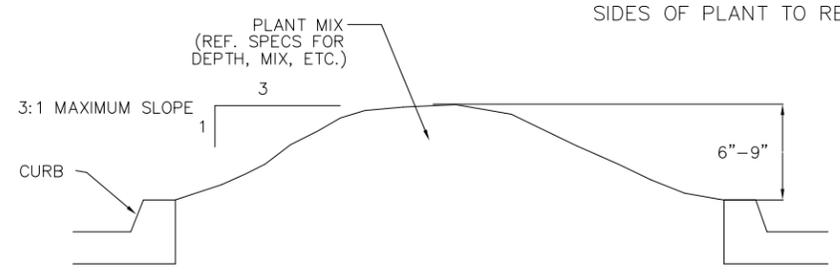
SHRUB PLANTING

SCALE: NOT TO SCALE



TREE/SHRUB PLANTING ON SLOPES

SCALE: NOT TO SCALE



TYPICAL PARKING LOT ISLAND MOUNDING

SCALE: NOT TO SCALE

PLANTING NOTES:

1. PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO APPROVE NEW TREES ON SITE. LANDSCAPE ARCHITECT SHALL MAKE ONE TRIP TO SITE TO INSPECT TREES. ALL TREES SHALL BE STORED AND HEELED IF REQUIRED PRIOR TO CONTACTING LANDSCAPE ARCHITECT FOR INSPECTION.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE THIS SHEET FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURERS INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
⊙	1	Juvi	<i>Juniperus virginiana</i>	Eastern red cedar	4"-Cal	B & B, Single straight trunk
⊗	9	Ultr	<i>Ulmus crassifolia</i>	Cedar elm	4"-Cal	B & B, Single straight trunk
○	Approx 24	IlcoD	<i>Ilex cornuta 'Dwarf Burford'</i>	Dwarf Burford holly	5-Gal	36" O.C., Contractor to confirm
▨	1450	Ultr	<i>Liriope gigantea</i>	Giant liriope	4" pot	12" O.C.
+	5275	Ultr	<i>Trachelospermum asiaticum</i>	Asian Jasmine	4" pot	12" O.C.
⊕	411	Ultr	<i>Nassella tenuissima</i>	Mexican feathergrass	1-Gal	24" O.C.
⊖				Gravel	4" Depth	Match existing

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PLANTING DETAILS

APPROV. _____
 REVISION _____
 DATE _____
 No. _____

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6726 HILLCREST PLAZA, SUITE 325
 FORT WORTH, TEXAS 76116-4605
 (817) 461-7096
 (817) 461-7098 FAX
 WINKELMANN & ASSOCIATES, INC. IS AN EQUAL OPPORTUNITY EMPLOYER

J. Cuppet
 LANDSCAPE ARCHITECT
 07/28/2016

LANDSCAPE DETAILS
COSTCO
 ARLINGTON, TEXAS

58816.07(10)
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L-2

Staff Report



Zoning Case PD13-16R1 (Liv + Arlington, formerly known as Sapphire Inspired Living)	
Planning and Zoning Meeting Date: 9-7-16	Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD13-16R1, with a revised Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On November 9, 2011, the Planning and Zoning Commission approved Zoning Case PD11-10 (Planned Development for Multi-family uses with a Development Plan) with multiple stipulations by a vote of 9-0-0. The Commission also recommended approval of a Substitute Landscape Plan (SLP11-4) on approximately 3.44 acres of land zoned Multi-family (MF-22), for the project formerly known as Center Court Redevelopment.

On January 24, 2012, City Council approved final reading of PD11-10 by a vote of 6-2-0, subject to conditions.

On December 4, 2013, the Planning and Zoning Commission recommended approval of a PD for multi-family uses, with a Development Plan by a vote of 9-0-0 for the project formerly known as Sapphire Inspired Living. It was at this time that the project changed from market rate housing to student housing and added the northern lot and the two single family residential lots.

On January 7, 2014, City Council approved PD13-16 by a vote of 9-0-0.

ANALYSIS

Request - The applicant requests a revision to the approved development plan to include an additional story and requesting an additional four units, on approximately 4.51 acres addressed at 107 Hosack Street, 109 Hosack Street, 1001 South Center Street and 206 East Mitchell Street, generally located south of East Mitchell Street and east of South Center Street.

Current zoning: Planned Development (PD) for multi-family uses, with a Development Plan

Requested zoning: Planned Development (PD) for multi-family uses, with a revised Development Plan

The subject property is located south of East Mitchell Street and north of Hosack Street, between South Center Street and South Mesquite Street. The site is developed with two single-family residences with the remainder currently vacant.

The applicant is proposing a revision to the previously approved design, which allowed the development of a four-story, multi-family apartment building with a total of 250-260 units catered to students. It was at this time the project took in the property to the north and the two single family lots located on Hosack Street.

The revised development plan proposal at hand requests an additional floor for a total of five-stories with a unit count of 264 units. The units offered will range in size from 500-square-foot one-bedroom units to 1,350-square-foot four-bedroom units. The development

will be served by a four-story parking garage with roof deck parking, which will accommodate 700-724 parking stalls. The requested revision proposes no changes to any of the previously approved site work including landscaping, sidewalks, or parking areas.

Comprehensive Plan Conformity

The proposed development is a multi-story student housing complex, with a density in the range of 55-60 dwelling units per acre. *99 Square Miles* – the Comprehensive Plan identifies this area of the city as the Downtown University Neighborhood future development area, the area appropriate for the highest multi-family density in the city, allowing for up to 100 units per acre. In order to maximize this area’s potential; a mix of residential uses and mixed-use buildings is encouraged. There should be retail, educational, office, government, cultural, and entertainment venues to serve those living in and around the area.

This property is also located in the boundary of the Heart of Arlington Neighborhood Action Plan. This plan encourages the development of mixed-use projects in this area. Higher density housing in this area is considered a suitable land use that would help support other offices, retail stores, and personal services that would cater to the Heart of Arlington neighborhoods.

The proposed zoning amendment is in conformance with 99 Square Miles – the Comprehensive Plan, the Heart of Arlington Neighborhood Action 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 (18 pages)
- vi. Letter of Support

Under separate cover:

None

Available in the City Secretary’s office:

None

CITY COUNCIL DATE

September 20, 2016

STAFF CONTACTS

Jennifer Pruitt, AICP, LEED AP
Development Planning Manager
Community Development and Planning
817-459-6138
Jennifer.Pruitt@arlingtontx.gov

Shon Brooks, AICP
Principal Planner
Community Development and Planning
817-459-6514
Shon.Brooks@arlingtontx.gov

Case Information



Applicant: Stark Enterprises represented by Rhonda Singer

Property Owner: Stark Enterprises represented by Ezra Stark

Sector Plan: Central

Council District: 5

Allowable Uses: Proposed revision to Planned Development for multi-family at 58.5 units per acre

Development History: The subject site is a combination of platted tracts of land. The request includes Sapphire Addition, Block A, Lot 1, Sue L. David Addition, Lot 1, and the R.A. Mitchell Addition, Block 8, Lots 11 and 12. A replat will be required to be filed with the County prior to the development of the site.

On November 9, 2011, SLP11-4 was approved by the Planning and Zoning Commission by a vote of 9-0-0.

On January 24, 2012, City Council approved PD11-10 requesting a PD for multi-family uses, with a Development Plan by a vote of 6-2-0, subject to conditions.

On January 7, 2014, City Council approved PD13-16 requesting a PD for multi-family uses, with a Development Plan by a vote of 9-0-0.

Transportation: The proposed development has access from South Center Street, South Mesquite Street, and Hosack Street.

Thoroughfare	Existing	Proposed
South Center Street	60-foot, one-way, 3-lane undivided, Major Arterial	60-foot, one-way, 3-lane undivided, Major Arterial
South Mesquite Street	60-foot, one-way, 3-lane undivided, Major Arterial	60-foot, one-way, 3-lane undivided, Major Arterial
Hosack Street	50-foot, 2-lane undivided Local Street	50-foot, 2-lane undivided Local Street

Water & Sewer: Water is available to the subject site. Sewer will have to be replaced and relocated due to the proposed building configuration.

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

Case Information



development of this site, as long as the developer complies with all relevant city ordinances.

Fire:

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

Notices Sent:

Neighborhood
Associations:

ACTION North Arlington
Arlington Independent School District
Arlington Alliance for Responsible Government
Arlington Neighborhoods
East Arlington Review
Far South Arlington Neighborhood Association
Forest Hills HOA
Northern Arlington Ambience
West Citizen Action Network (WeCan)
Heart of Arlington Neighborhood Association
Stratford Court HOA

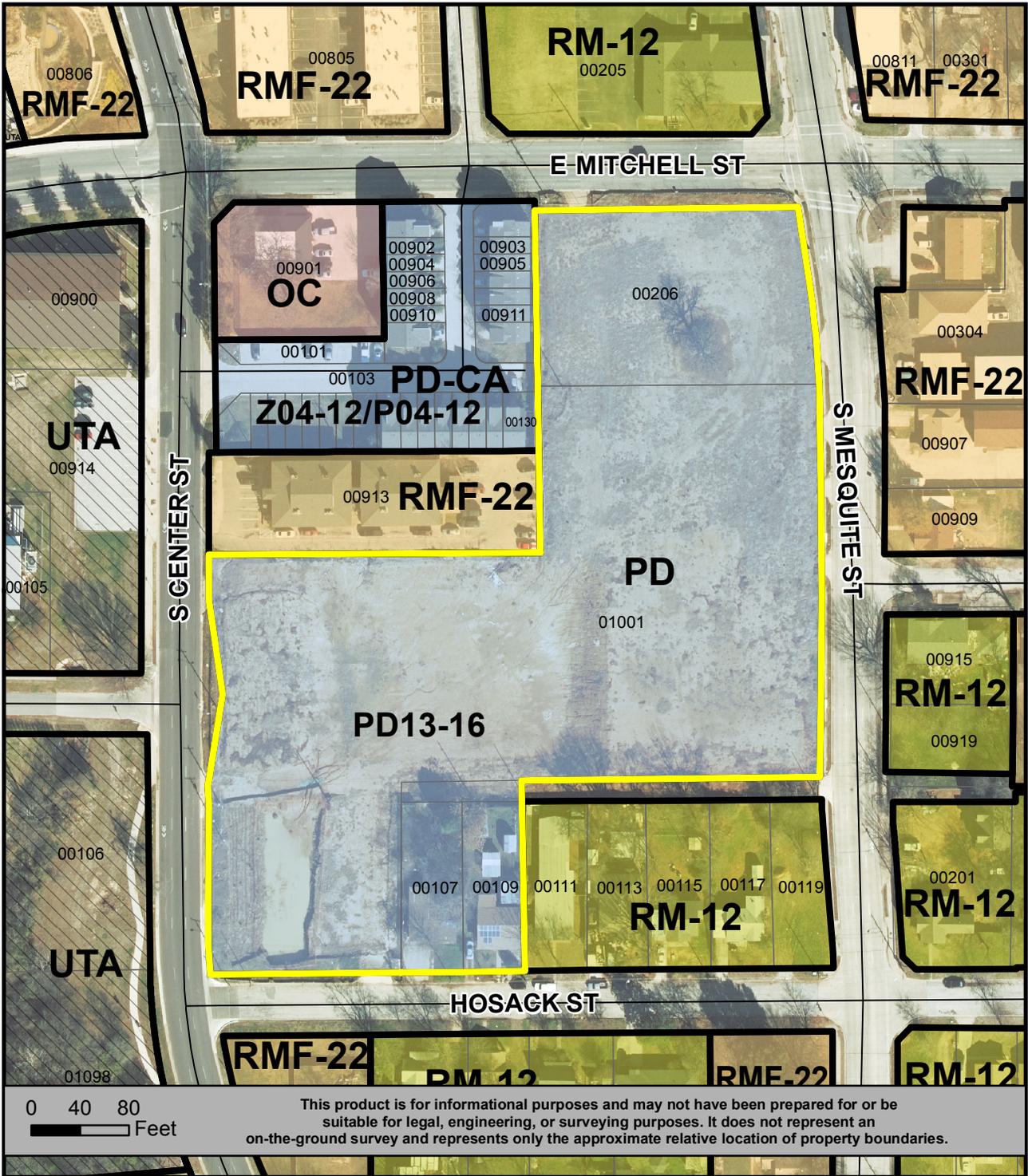
Property Owners: 56
Letters of Support: 1
Letter of Opposition: 0

Itemized Allowable Uses



Allowable Uses:

Permitted – Planned Development for multi-family at 58.5 dwelling units per acre



LOCATION MAP
PD13-16R1

REVISED DEVELOPMENT PLAN
4.51 ACRES



PD13-16R1

PD for Multi-family, with a Development Plan
South of East Mitchell Street and east of South Center Street



View of subject site from the northern boundary,
View south.



View of subject site from Hosack Street. View
north.



View of property across South Mesquite Center.
View east.



View of public hearing signs posted along South
Center Street. View south.

1001 SOUTH CENTER STREET - CURRENT		5/24/2016	
UNIT TYPE	Total Units	Total Beds	Total %
STUDIO/EFFICIENCY	0	0	0%
1 BEDROOM	24	24	9%
2 BEDROOMS	82	164	32%
3 BEDROOMS	17	51	7%
4 BEDROOMS	130	520	51%
TOTAL	253	759	100%

1001 SOUTH CENTER STREET - PROPOSED 5th FLR		5/24/2016	
UNIT TYPE	Total Units	Total Beds	Total %
STUDIO/EFFICIENCY	0	0	0%
1 BEDROOM	26	26	10%
2 BEDROOMS	85	170	32%
3 BEDROOMS	19	57	7%
4 BEDROOMS	134	536	51%
TOTAL	264	789	100%

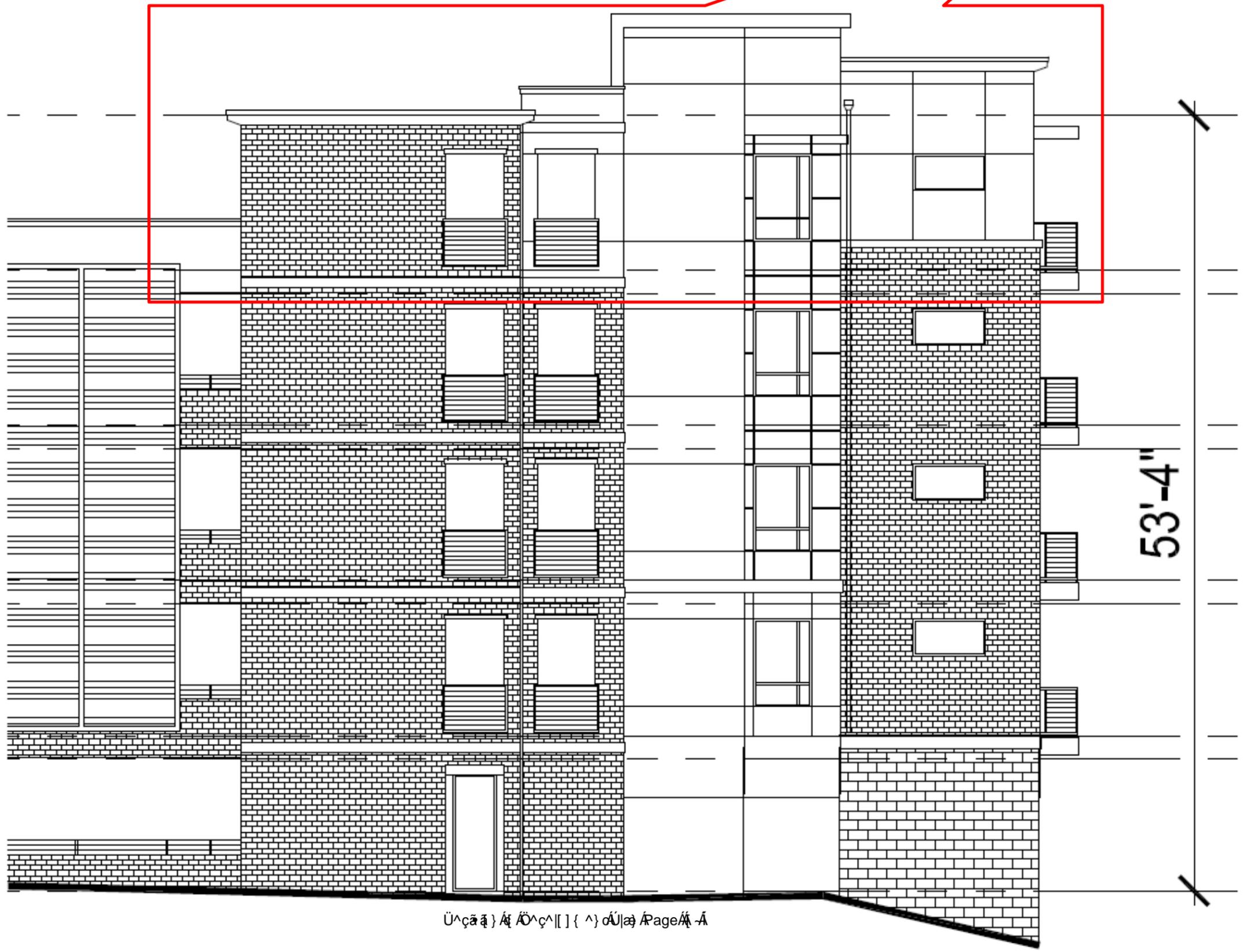
PD had maximum of 260 units.
We are now proposing 264.

Additional 5th floor elevation



BLDG 1 - CENTER STREET ELEVATION

Additional 5th floor elevation



SAPPHIRE INSPIRED LIVING

MMJV SAPPHIRE LP.

CITY OF ARLINGTON, TEXAS

ARCHITECT:



HUMPHREYS & PARTNERS ARCHITECTS, L.P.

5339 ALPHA ROAD STE 300 • DALLAS, TEXAS 75240
(972) 701-9636 • FAX: (972) 701-9639

DALLAS • IRVINE • NEW ORLEANS • ORLANDO • SCOTTSDALE • SEATTLE

CONTACT: GRACE JONES

EMAIL: grace@humphreys.com

OWNER:

MMJV SAPPHIRE LP.

4201 Wingren Drive, Suite 210 Irving, Texas, 75062
PHONE: 972.993.3622 x103
214-455-3340 (MOBILE)
FAX: 214-242-4024

CONTACT: JAY MATTHIESEN

EMAIL: jmatthi@mintinterestgroup.com

CIVIL

HP CIVIL ENGINEERING

5339 Alpha Rd. #300
Dallas, TX 75240
Phone: 972-701-9636
Fax: 972-701-9639

CONTACT: Brian Bridgewater

EMAIL: brian@hpcivileng.com

LANDSCAPE

HP LANDSCAPE ARCHITECTURE

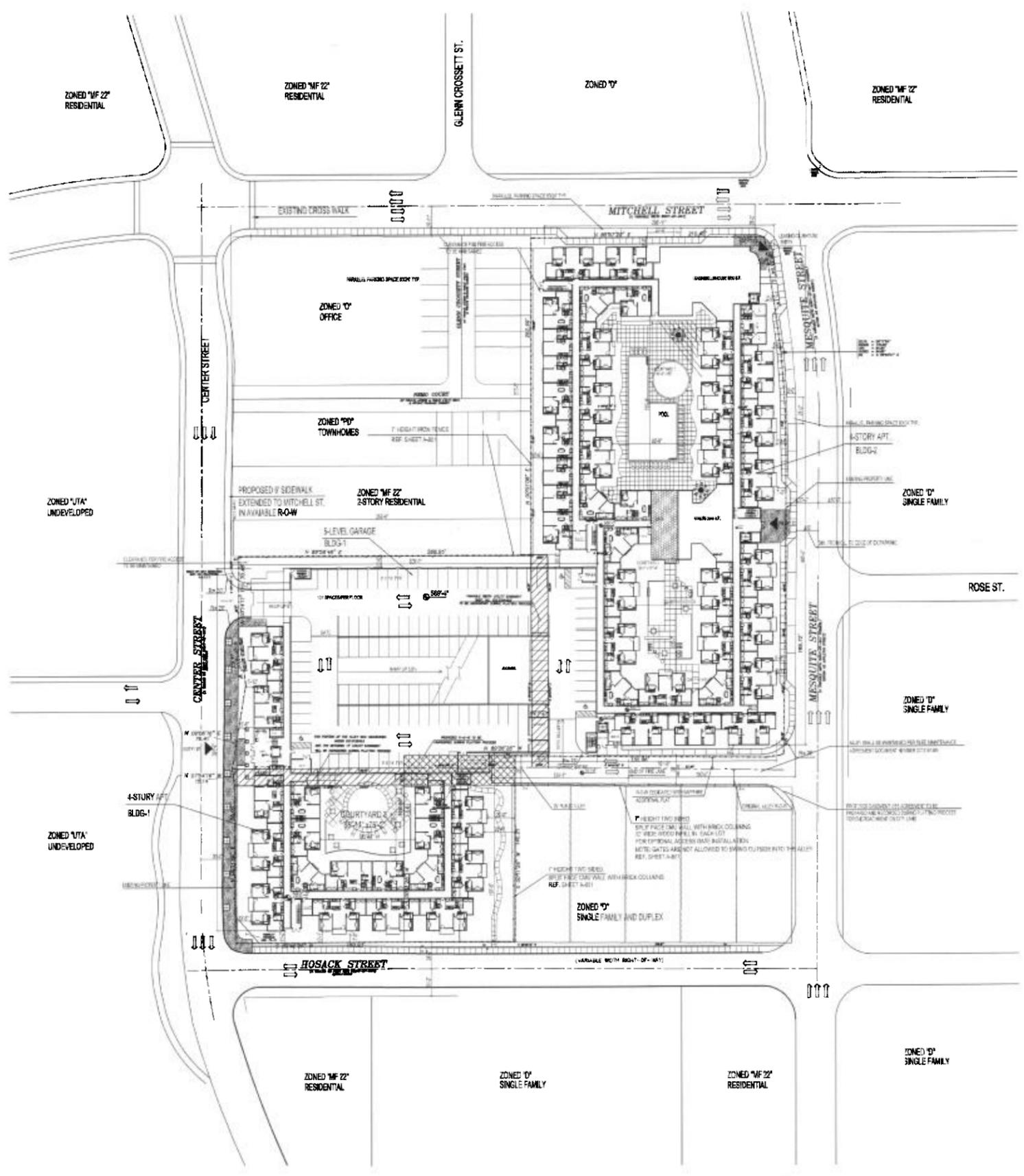
5339 Alpha Rd. #300
Dallas, TX 75240
Phone: 214-269-5150
Fax: 972-701-9636
Cell: 480-695-8711

CONTACT: Dan Erdanson

EMAIL: dan@hplandscape.com

Previously Approved
Development Plan

13 Pages



SITE PLAN

DATA TABLES:

SITE LOCATION: 1001 SOUTH CENTER STREET, ARLINGTON, TX
SITE AREA : 4.51 ACRES (196,653 S.F.)
NUMBER OF LOTS : 4
CURRENT ZONING: PD
PROPOSED ZONING: PD
PROPOSED LAND USE: APARTMENTS
BUILDING TYPE: APARTMENTS WITH PARKING GARAGE
BUILDING HEIGHT: 4-STORY, 65'-9" MAXIMUM
TOTAL UNITS: 250-260
DENSITY: 55-58 UNITS/ACRE
F.A.R. : 2.9 **LOT COVERAGE:** 132,000 -139,000SF. (67%-71%)
OPEN SPACE PROVIDED: 60,000 SF.-71,000 S.F.
IMPERVIOUS COVERAGE: 152,000 SF. (77.3%)



LOCATION MAP

NUMBER OF UNITS: 56 -1ST FLOOR
 67 -2ND FLOOR
 67 -3RD FLOOR
 67 -4TH FLOOR
TOTAL: 250-260 UNITS (5 ACCESSIBLE UNITS INCLUDED)

PARKING PROVIDED:
GARAGE: 700-724 SPACES
TOTAL: 700-724 SPACES

TOTAL GROSS AREA:
APARTMENT: 363,000 S.F.
PARKING GARAGE: 197,000 S.F.
TOTAL GROSS AREA: 560,000 S.F.

PARKING STALL SIZE: 9' X 18' TYP., AISLE: 24'
HANDICAP SPACES: 13' X 18'. (16' X 8' VAN)
HANDICAP SPACES PROVIDED: 15 SPACES

AMENITIES PROVIDED:
 BIKE RACKS
 POOL
 CLUBHOUSE
 FITNESS
 OUTDOOR SITTING/ FIREPLACE

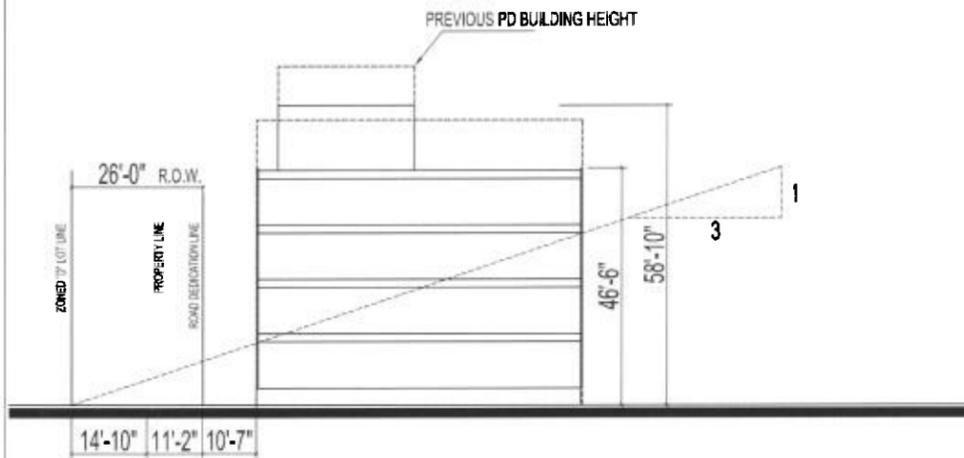
TOTAL OPEN AREA:
COURTYARDS: 25,000 S.F. - 30,000 S.F.
LANDSCAPE SETBACKS: 28,400 S.F. - 33,000 S.F.
BALCONIES (BONUS OPEN SPACE): 6,500 S.F. - 8,000 S.F.
TOTAL OPEN SPACE: 60,000 S.F. - 71,000 S.F.

- NOTE:** 1. ALL PUBLIC AREAS INCLUDING, BUT NOT LIMITED TO, SWIMMING POOLS, LAUNDRIES, MAIL ROOMS, COMMUNITY ROOMS, AND RECREATIONAL AREAS MUST BE POSTED AS NON-SMOKING AREAS.
 2. ON-SITE MANAGEMENT WILL BE PROVIDED.
 3. PUBLIC ALLEY, TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER.
 4. ALL LANDSCAPING, INCLUDING THE STREET POLES, LIGHTS AND TREES, WILL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER.
 5. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE PROPERTY OWNER WILL CONSTRUCT A SIX-FOOT WIDE SIDEWALK ALONG SOUTH CENTER STREET, EXTENDING NORTH FROM THE DEVELOPMENT SITE TO EAST MITCHELL STREET, CONTINGENT UPON THE NECESSARY RIGHT-OF-WAY
 6. DIMENSION SHOWN FROM BUILDING TO PROPERTY LINES ARE SUBJECT TO MINOR ADJUSTMENT DURING THE PLATING AND BUILDING PERMIT REVISION PROCESS.

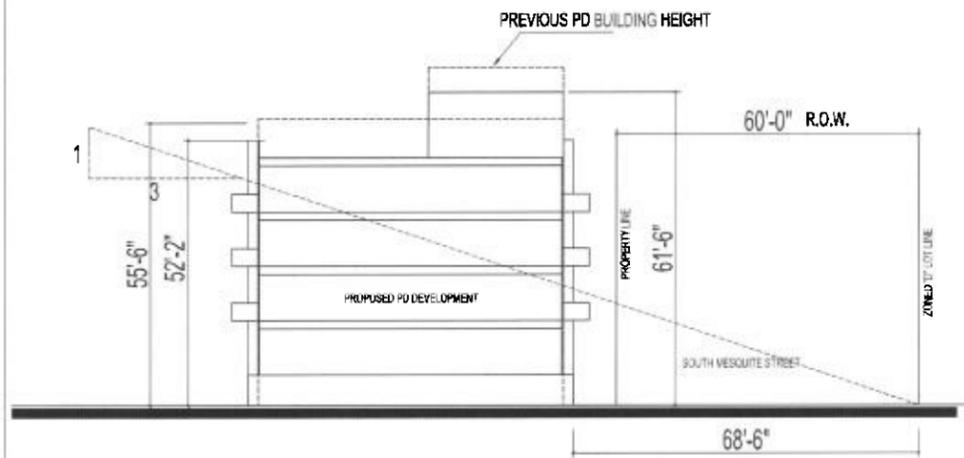
UNIT TABULATION (4-STORY WITH 5-LEVEL RAMP PARKING)					1028/13
UNIT NAME	UNIT TYPE	AC AREA(S.F.)	UNIT COUNT	% BREAKDOWN	
A	1BR/1BA	300-700	20-23	8%-9%	
B	2BR/2BA	300-850	83-86	33%-35%	
C	3BR/3BA	1000-1100	16-18	7%-7%	
D	4BR/4BA	1200-1350	31-33	50%-51%	
TOTALS			250-260		
UNIT AVERAGE (NET AC SF)			1,000-1,100		

* NET AC AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PLAN TYPE: CONCEPT PLAN	PROJECT NAME: SAPPHIRE INSPIRED LIVING	A-201: SITE PLAN
ZONING CASE	CITY OF ARLINGTON, TEXAS	DATE: 11-21-2013
OWNER: MMJV SAPPHERE L.P. Phone: 972.893.8622 x 103 Fax: 214.2420.4024	ENGINEER/SURVEYOR: HP CIVIL ENGINEERING LANDSCAPE ARCHITECT: HP LANDSCAPE ARCHITECTURE 3339 Alpha Road, Suite 300 Dallas, TX 75240	ARCHITECT: HUMPHREYS & PARTNERS ARCHITECTS L.P. 3339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 01-9639 www.humphreys.com marketing@humphreys.com DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO



HEIGHT SETBACK ENVELOPE DEVIATION (SOUTH R.O.W.)



HEIGHT SETBACK ENVELOPE DEVIATION (SOUTH MESQUITE STREET)

DEVIATIONS			
CATEGORY	MF22	PREVIOUS PD	PROPOSED PD
SITE AREA		3.45 ACRES	4.51 ACRES
MAX BUILDING HEIGHT	REF. DIAGRAM HEIGHT SETBACK ENVELOPE	68'-6" MAXIMUM	65'-0" MAXIMUM
MAX LOT COVERAGE	50%	65.7%	67%-71%
MINIMUM SETBACKS	20' ON ALL SIDES	VARIED FROM 10' TO 20'-5"	CENTER STREET: VARIED FROM 5'-0" TO 15'-7" HOSACK STREET: VARIED FROM 7'-0" TO 11'-2" MESQUITE STREET: VARIED FROM 5'-0" TO 11'-1" MITCHELL STREET: 8'-0" SIDE YARD SETBACK: VARIED FROM 10'-0" TO 24'-0"
MAX DENSITY	22 UNITS PER ACRE	TOTAL 335 UNITS 97 UNITS PER ACRE	TOTAL 250-260 UNITS 55-68 UNITS PER ACRE TOTAL 750-800 BEDS (PERSONS) 166 -177 BEDS (PERSONS) PER ACRE
OPEN SPACE	MINIMUM OF 25% OF TOTAL LIVING UNIT FLOOR AREA	COURTYARDS: 8644 SF. ROOF TERRACE: 1000 SF. LANDSCAPE SETBACKS: 24,244 SF. BALCONIES: 21,097 SF. (BONUS OPEN SPACE) TOTAL OPEN SPACE INCLUDING BALCONIES: 54,985 SF. (21% OF TOTAL LIVING UNIT FLOOR AREA)	COURTYARDS: 25,000 SF. - 30,000 S.F. LANDSCAPE SETBACKS: 28,400 S.F. - 33,000 S.F. BALCONIES: 6,600 S.F. - 8,000 S.F. (BONUS OPEN SPACE) TOTAL OPEN SPACE INCLUDING BALCONIES: 60,000-71,000 SF. (21- 27% OF TOTAL LIVING UNIT FLOOR AREA)
MINIMUM UNIT SIZE	EFFICIENCY: 600 SF. 1-BEDROOM: 750 SF. 2-BEDROOM: 950 SF. EACH ADDITIONAL BEDROOM REQUIRES AN ADDITIONAL 250 S.F. OF FLOOR AREA UNIT AVERAGE MIN: 800 SF.	EFFICIENCY: 510 SF. 1-BEDROOM: 625 SF., 721 SF. 2-BEDROOM: 900 SF., 930 SF. UNIT AVERAGE: 800 SF.	1-BEDROOM: 500-700 S.F. (ONE BEDROOM- SINGLE OCCUPANCY) 2-BEDROOM: 800-850 S.F. (TWO BEDROOM- SINGLE OCCUPANCY) 3-BEDROOM: 1000-1100 S.F. (THREE BEDROOM- SINGLE OCCUPANCY) 4-BEDROOM: 1200-1350 S.F. (FOUR BEDROOM- SINGLE OCCUPANCY) UNIT AVERAGE: 1000-1100 S.F.
COMPACT PARKING SIZE	N/A	N/A	N/A
ROOF TYPE	PITCHED ROOF	FLAT ROOF	FLAT ROOF
DRIVEWAY INTO GARAGE WIDTH		24'	20'
FIRE LANE WIDTH		26'	24'
OFF STREET PARKING STANDARDS*	2 SPACES FOR FIRST 50 UNITS, THEREAFTER, 1.75 SPACES FOR EACH UNITS. TOTAL REQUIREMENT: 485 SPACES	476 SPACES PROVIDED 1.42 SPACES/UNIT	700-724 SPACES PROVIDED APPROX 2.75 SPACES PER UNITS
SIGN	GROUND SIGN, WALL SIGN	WALL SIGN	BLADE SIGN 16'-3"X3' WALL SIGN

PLAN TYPE: CONCEPT PLAN	PROJECT NAME: SAPPHIRE INSPIRED LIVING	A-202: DEVIATIONS
ZONING CASE	CITY OF ARLINGTON, TEXAS	DATE: 11-6-2010
OWNER: MMJV SAPPHIRE L.P. Phone: 972.393.8622 x 103 Fax: 214.2420.4024	ENGINEER/SURVEYOR: HP CIVIL ENGINEERING LANDSCAPE ARCHITECT: HP LANDSCAPE ARCHITECTURE 5339 Alpha Road, Suite 300 Dallas, TX 75240	ARCHITECT:  HUMPHREYS & PARTNERS ARCHITECTS L.P. 5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639 www.humphreys.com marketing@humphreys.com DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO



streetscape theme



streetscape bench



streetscape trash receptacle



large accent pots



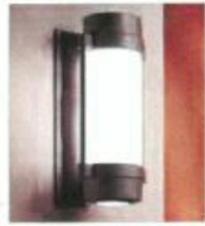
streetscape pole lights



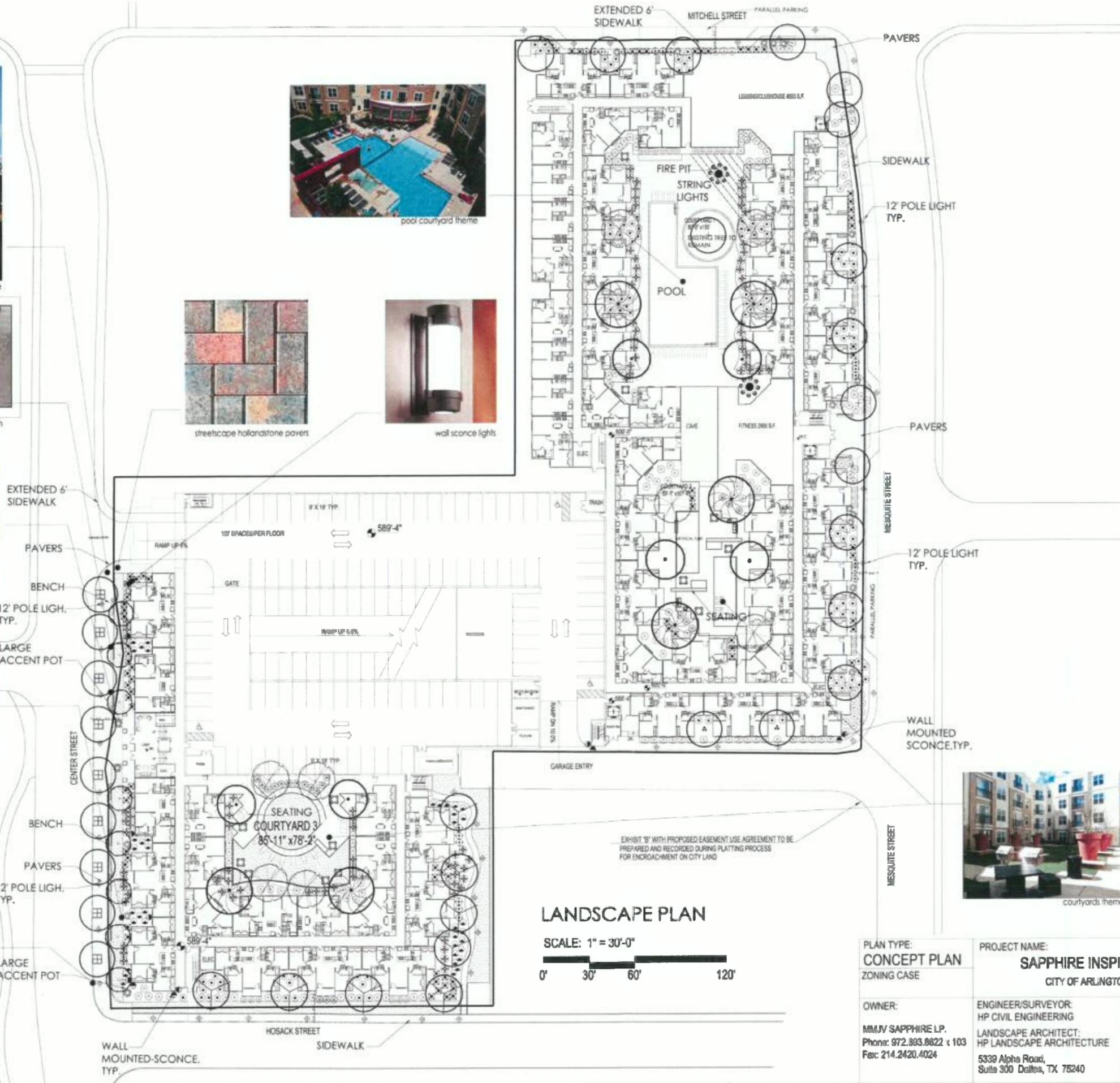
pool courtyard theme



streetscape hollanstone pavers



wall sconce lights



LANDSCAPE PLAN



LANDSCAPE LEGEND

TREES		
SYMBOL	SPECIES	SIZE/QT
(Symbol)	ULMUS PARVIFOLIA 'IRAKE' DIANE SLF	4" CAL./2
(Symbol)	ULMUS CRABIFOLIA CIGAR SLF	4" CAL./2
(Symbol)	QUERCUS VIRGINIANA LIVE OAK	4" CAL./7
(Symbol)	QUERCUS CANADENSIS EASTERN REDBUD	3" CAL./1
(Symbol)	STYRACOPSIS JAPONICA EVE'S NICKLACE	3" CAL./1
(Symbol)	CORNUS DRUMMONDI ROUGH LEAF DOGWOOD	3" CAL./1
(Symbol)	VITEX AGASTIS-CASUS CHRISTE TREE	4" CAL./2
(Symbol)	QUERCUS RUBRA RED OAK	4" CAL./4
(Symbol)	FRAXINUS SPECIOSA PESKON BUCKEYE	4" CAL./1
(Symbol)	TAXODIUM DISTICHUM BALD CYPRESS	8" HT./2
SHRUBS		
SYMBOL	SPECIES	SIZE/QT
(Symbol)	CALLICARRA BEAUTY BERRY	3 GAL./5
(Symbol)	SALVIA GIBBERNA AUTUMN SAGE	3 GAL./5
(Symbol)	ARISACANTHUS QUADRIFIDUS FLAME SCILLA	3 GAL./5
(Symbol)	SYMPLOCARPOS CRISTATUS CORAL BERRY	3 GAL./15
(Symbol)	LEUCOPHYLLON FRUTICOSUS TEXAS SAGE	3 GAL./13
(Symbol)	ITEA VIRGINICA VIRGINIA SWEETSPICE	3 GAL./12
ACCENT		
SYMBOL	SPECIES	SIZE/QT
(Symbol)	CHAMPAIGNER LATIFOLIUM HAWAII SEA GATS	3 GAL./21
(Symbol)	HESPERALOE GULF MURRAY	3 GAL./30
(Symbol)	HESPERALOE RED YUCCA	3 GAL./20
(Symbol)	HALIMYDIA MICROBIS VARI DRAGONHEAD TUSOCK COT	3 GAL./32
(Symbol)	LIRIOPE PUSCARI 'SILVER DRAGON' SILVER DRAGON LIRIOPE	3 GAL./15
SURFACE MATERIALS		
SYMBOL	DESCRIPTION	SIZE/QT
(Symbol)	SHREDDED HARDWOOD MULCH 4" DEPTH MINIMUM	
(Symbol)	SOD AT BUILDING PERIMETER- SYNTHETIC TURF IN COURTYARDS	
(Symbol)	BEIGED- HOLLANDSTONE CONCRETE PAVERS 4"x8" UNITS- OLD TOWN BLEND	
SITE LIGHTING LEGEND		
SYMBOL	DESCRIPTION	
(Symbol)	POLE LIGHT - SINGLE HEAD CUT-OFF (2) 175 W 40W LAMP US ARCHITECTURAL LABEL-485091 - 30' POLE	
(Symbol)	CUSTOM POST MOUNTED LIGHTING FIXTURE WITH (1) 30W CFL LAMP AND ELECTRONIC BALLAST 12' POLE- ACCORD US ARCHITECTURAL LABEL-175994	
(Symbol)	WALL MOUNTED LIGHTING FIXTURE (1) 30W CFL LAMP AND ELECTRONIC BALLAST- HUBLEY LIGHTING- 18700R-15T	
LOW VOLT LIGHTING LEGEND		
SYMBOL	DESCRIPTION	
(Symbol)	LOW VOLTAGE UPLIGHT- LANDSCAPE LIGHTING FX LIGHTING- MU-35-F-CP-58-V8	
(Symbol)	LOW VOLTAGE MODEL: FX POTENZA A- P450/P450U TRANSFORMER QTY: 1	

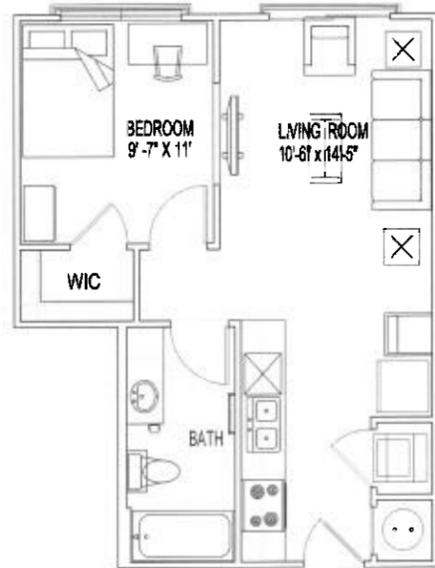
**CITY OF ARLINGTON
SUBSTITUTE LANDSCAPE NOTES:**

- An enhanced streetscape along South Center Street and South Mesquite Street will be provided. Decorative concrete pavers, pedestrian benches, decorative accent pots, lighting and trash receptacles will be located along these streetscapes.
- All street trees along South Center Street and South Mesquite Street shall be a minimum of four caliper inches upon installation. Trees located along South Center St shall be placed within tree grades of a minimum of 6' x 6' in size.
- The trees site will be installed within the courtyard area will be a combination of Redbud, Serviceberry, and Dogwood, or other native species tree as approved by the City. A substantial amount of native species landscaping shall be used throughout the remainder of the development.
- In the area north of the 25-foot public alley, a reduced 8' transitional buffer will be provided. Two Aristocrat Pear trees, four Trilium Houndstorn and 3 Flower Holly shrubs will be installed in the transitional buffer area. A 5' wide sidewalk with 12' tall decorative light poles will be provided in this transitional buffer area.
- The required transitional buffer area located west of the D zoned properties will be reduced to approximately a 25' minimum. Five Live Oak trees, 21 Dwarf Abelia, 6 Iris, 24 Dwarf perennials and 16 Barford Holly shrubs will be installed within this transitional buffer area.



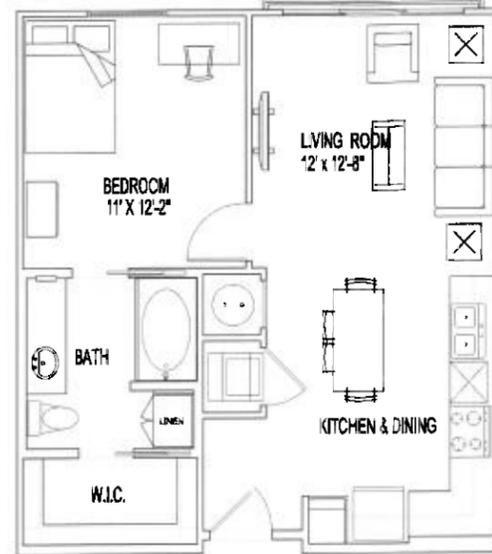
courtyards theme

<p>PLAN TYPE: CONCEPT PLAN ZONING CASE</p>	<p>PROJECT NAME: SAPPHIRE INSPIRED LIVING CITY OF ARLINGTON, TEXAS</p>	<p>SUBSTITUTE LANDSCAPE PLAN L1.1</p>
<p>OWNER: MMJV SAPPHIRE LP. Phone: 972.883.8822 x 103 Fax: 214.2420.4024</p>	<p>ENGINEER/SURVEYOR: HP CIVIL ENGINEERING LANDSCAPE ARCHITECT: HP LANDSCAPE ARCHITECTURE 5339 Alpha Road, Suite 300 Dallas, TX 75240</p>	<p>ARCHITECT: HUMPHREYS & PARTNERS ARCHITECTS L.P. 5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-8838 (972) 701-8830 www.humphreys.com mark@hph.com DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO</p>
<p>DATE: 12-4-2013</p>		



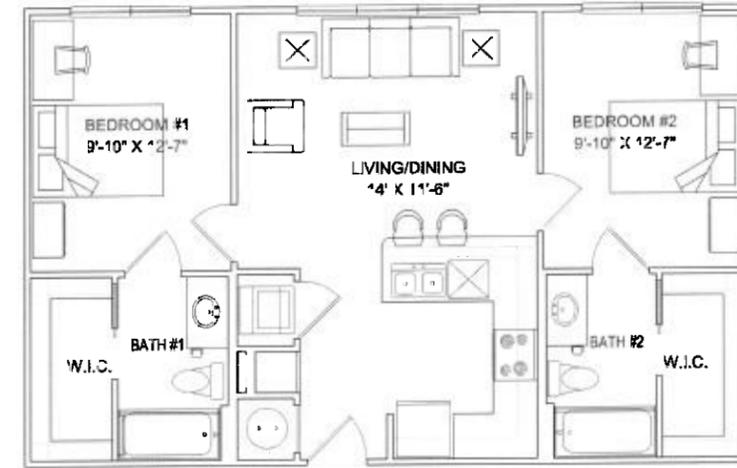
UNIT A0 - 1BR/1BA

GROSS AREA: 500 - 700 SF.



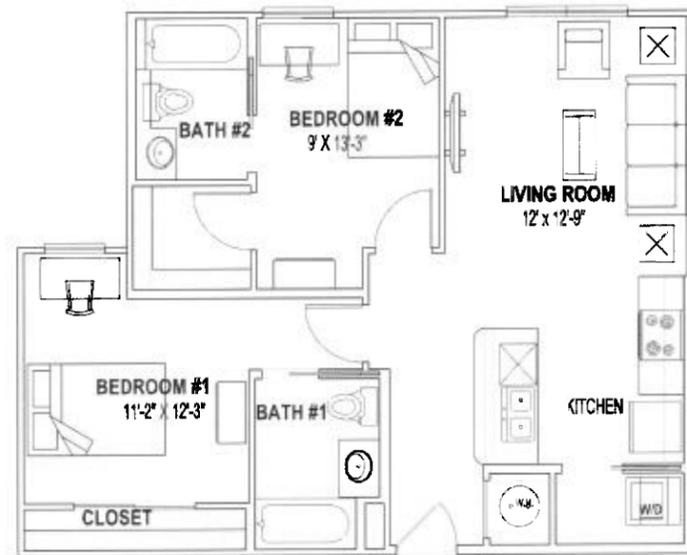
UNIT A1 - 1 BR/1 BATH

GROSS AREA: 500 - 700 SF.



UNIT B1 - 2BR/2 BATH

GROSS AREA: 800 - 850 SF.



UNIT B3 - 2 BR/2 BATH

GROSS AREA: 800 - 850 SF.



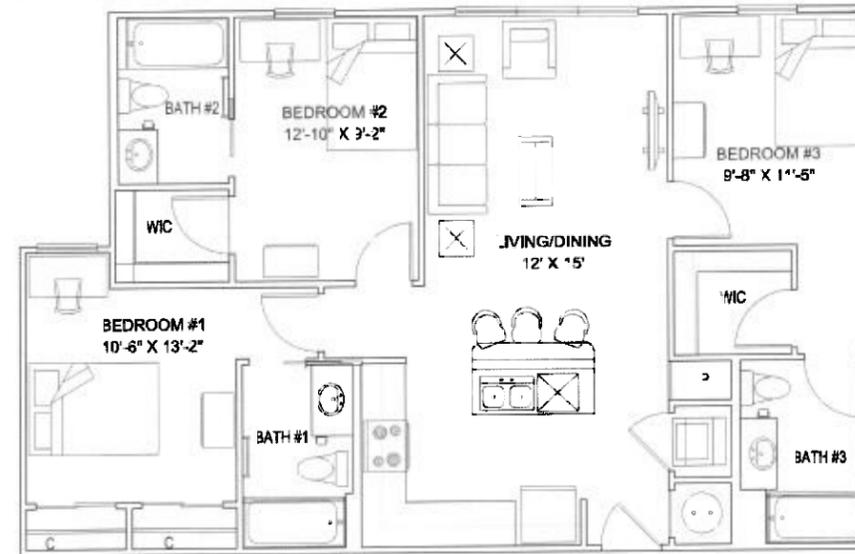
UNIT B2 - 2 BR/2 BATH

GROSS AREA: 800 - 850 SF.

SCALE: 1/4" = 1'-0"

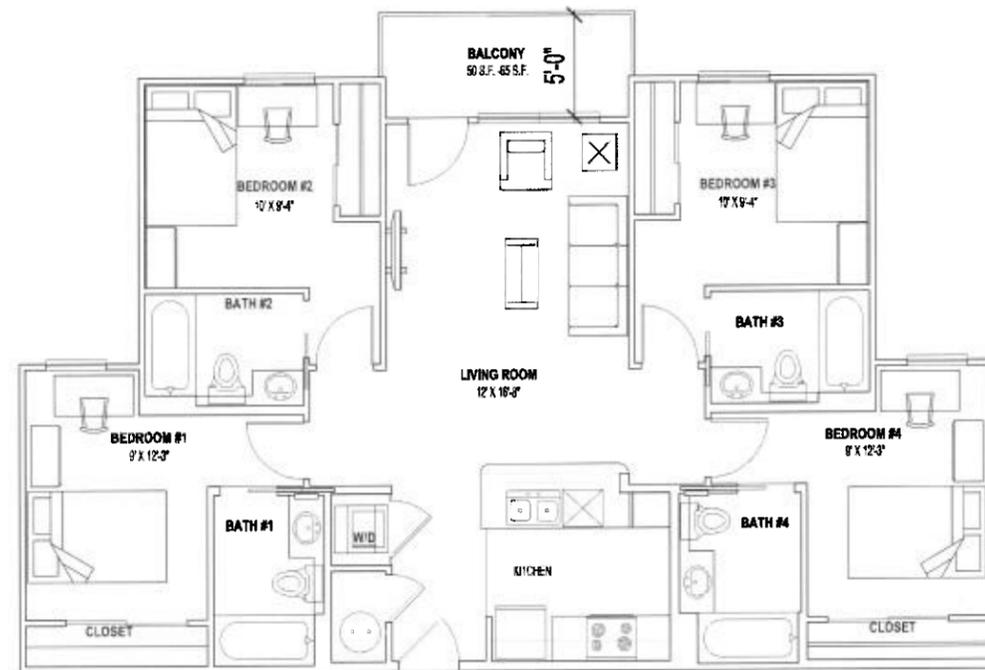


PLAN TYPE: CONCEPT PLAN	PROJECT NAME: SAPPHIRE INSPIRED LIVING	A-301: UNIT PLANS
ZONING CASE	CITY OF ARLINGTON, TEXAS	DATE: 10 - 30 - 2013
OWNER: WMJV SAPPHIRE .LP. Phone: 972.893.3622 x 103 Fax: 214.2420.4024	ENGINEER/SURVEYOR: 4P CIVIL ENGINEERING LANDSCAPE ARCHITECT: HP LANDSCAPE ARCHITECTURE 3339 Alpha Road, Suite 300 Dallas, TX 75240	ARCHITECT:  HUMPHREYS & PARTNERS ARCHITECTS .LP. 3339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9638 (972) 01-9639 www.humphreys.com harkating@humphreys.com DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO



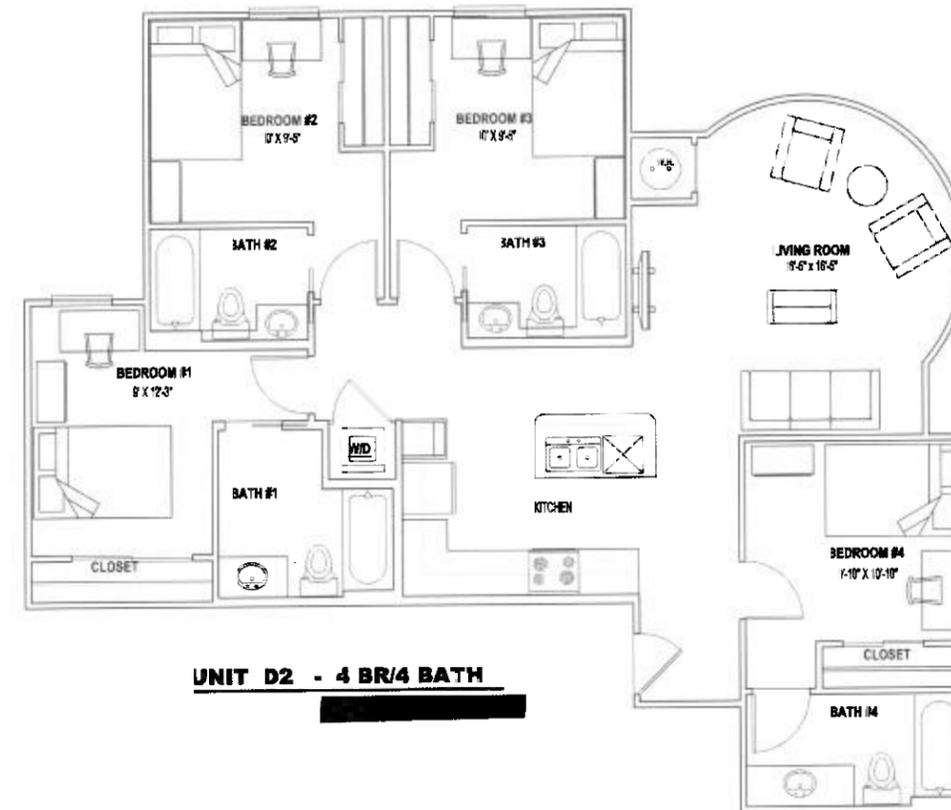
UNIT C1 - 3 BR/3 BATH

GROSS AREA: 1000-1100 SF.



UNIT D1 - 4 BR/4 BATH - w/ BALCONY

GROSS AREA: *200-1350 SF.

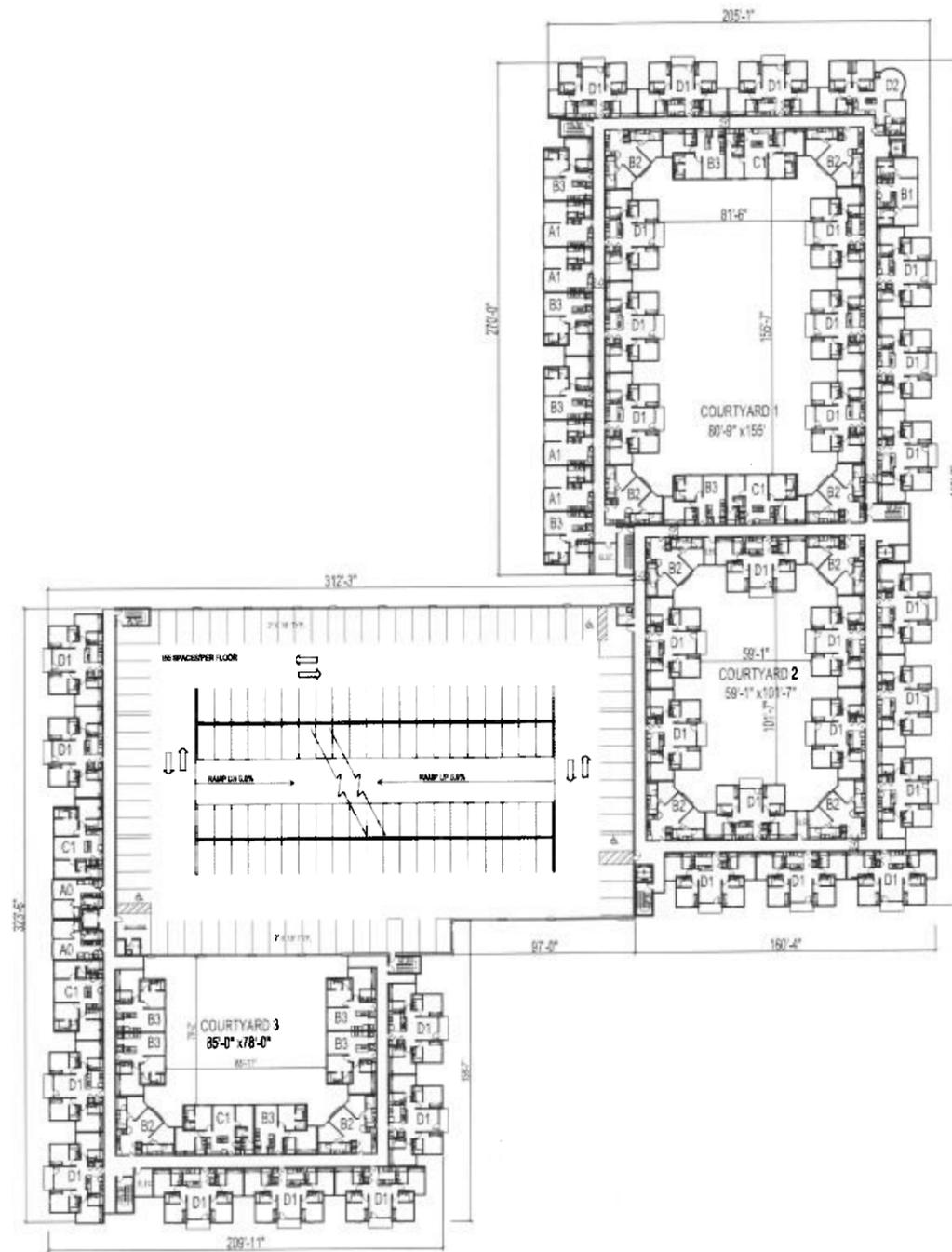


UNIT D2 - 4 BR/4 BATH

SCALE: 1/4" = 1'-0"

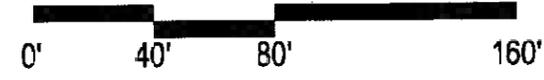


PLAN TYPE: CONCEPT PLAN ZONING CASE	PROJECT NAME: SAPPHIRE INSPIRED LIVING CITY OF ARLINGTON, TEXAS	A-302: UNIT PLANS DATE: 10-30-2013
OWNER: MMJV SAPPHIRE LP. Phone: 972.893.3622 x 103 Fax: 214.2420.4024	ENGINEER/SURVEYOR: HP CIVIL ENGINEERING LANDSCAPE ARCHITECT: HP LANDSCAPE ARCHITECTURE 5339 Alpha Road, Suite 300 Dallas, TX 75240	ARCHITECT:  HUMPHREYS & PARTNERS ARCHITECTS L.P. 5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-8538 (972) 701-9839 www.humphreys.com marketing@humphreys.com DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO



TYPICAL FLOOR PLAN

SCALE: 1" = 40'-0" (24"x36" SHEET)



PLAN TYPE: CONCEPT PLAN ZONING CASE	PROJECT NAME: SAPPHIRE INSPIRED LIVING CITY OF ARLINGTON, TEXAS	A-402: TYPICAL FLOOR PLAN DATE: 10-31-2013
	OWNER: MMLV SAPPHIRE L.P. Phone: 372.893.8622 x 103 Fax: 214.2420.4024	ENGINEER/SURVEYOR: HP CIVIL ENGINEERING LANDSCAPE ARCHITECT: HP LANDSCAPE ARCHITECTURE 5339 Alpha Road, Suite 300 Dallas, TX 75240



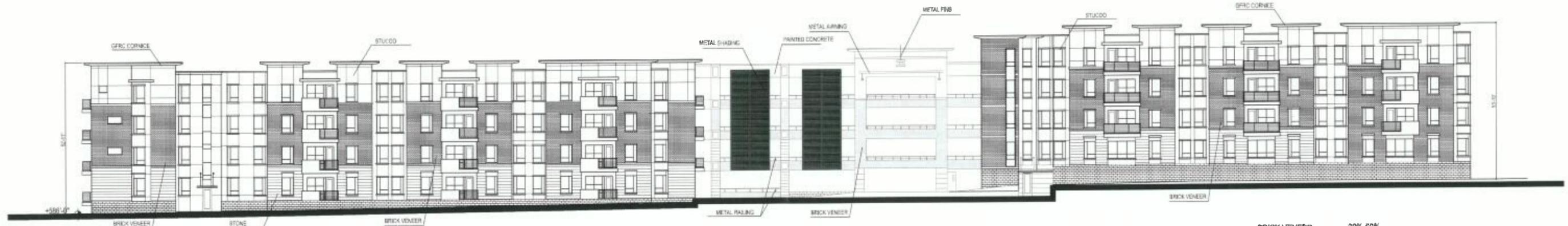
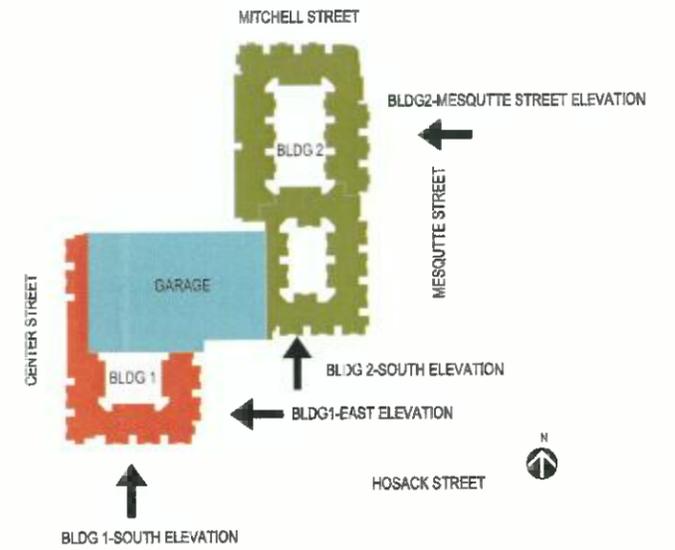
BLDG 2 - S MESQUITE STREET ELEVATION

BRICK VENEER 25%-40%
 STUCCO 55%-70%
 STONE 5%-10%



BLDG1 - EAST ELEVATION

BRICK VENEER 25%-40%
 STUCCO 50%-63%
 STONE 5%-10%
 PAINTED CONCRETE 2%-5%



BLDG1-SOUTH ELEVATION

BRICK VENEER 25%-40%
 STUCCO 55%-70%
 STONE 5%-10%

BLDG 2-SOUTH ELEVATION

BRICK VENEER 30%-60%
 STUCCO 20%-30%
 PAINTED CONCRETE 15%-25%
 STONE 5%-15%

SCALE: 1/8" = 1'-0"
 0 10 20 30 40

PLAN TYPE: CONCEPT PLAN ZONING CASE	PROJECT NAME: SAPPHIRE INSPIRED LIVING CITY OF ARLINGTON, TEXAS	A-411: ELEVATIONS DATE: 11-6-2013
OWNER: MMJV SAPPHIRE L.P. Phone: 972.893.8622 x 103 Fax: 214.2420.4024	ENGINEER/SURVEYOR: HP CIVIL ENGINEERING LANDSCAPE ARCHITECT: HP LANDSCAPE ARCHITECTURE 5339 Alpha Road, Suite 300 Dallas, TX 75240	ARCHITECT:  HUMPHREYS & PARTNERS ARCHITECTS L.P. 5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-4636 (972) 701-8639 www.humphreys.com hpa@hpa.com DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO



BLDG 1 - CENTER STREET ELEVATION

BRICK VENEER 25%-40%
 STUCCO 50%-65%
 STONE 5%-15%



BLDG 2 - WEST ELEVATION

BRICK VENEER 25%-40%
 STUCCO 55%-70%
 STONE 5%-10%

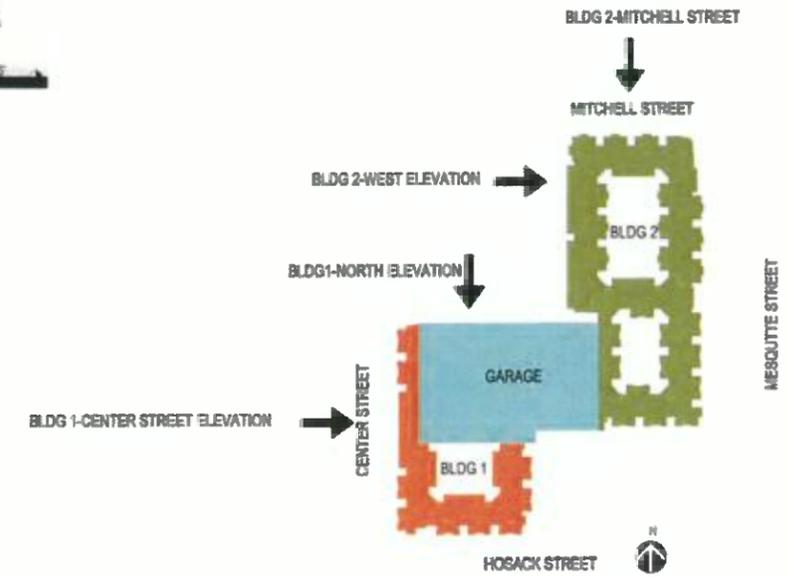


BLDG 2 - MITCHELL STREET ELEVATION

BRICK VENEER 25%-40%
 STUCCO 55%-70%
 STONE 6%-10%

BLDG 1 - NORTH ELEVATION

BRICK VENEER 30%-40%
 STUCCO 20%-30%
 PAINTED CONCRETE 15%-25%



PLAN TYPE: CONCEPT PLAN ZONING CASE	PROJECT NAME: SAPPHIRE INSPIRED LIVING CITY OF ARLINGTON, TEXAS	A-410: ELEVATIONS
		DATE: 10 - 30 - 2013
OWNER: MMJV SAPPHIRE LP. Phone: 972.893.8622 x 103 Fax: 214.2420.4024	ENGINEER/SURVEYOR: HP CIVIL ENGINEERING LANDSCAPE ARCHITECT: HP LANDSCAPE ARCHITECTURE 5339 Alpha Road, Suite 300 Dallas, TX 75240	ARCHITECT:  HUMPHREYS & PARTNERS ARCHITECTS L.P. 5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-0838 (972) 701-0838 www.humphreys.com marketing@humphreys.com DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO



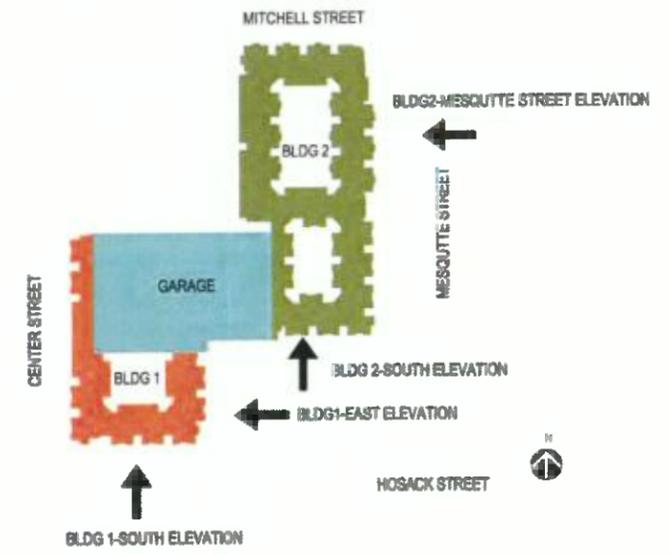
BLDG 2 - S MESQUITE STREET ELEVATION

BRICK VENEER 25%-40%
 STUCCO 55%-70%
 STONE 5%-10%



BLDG1 - EAST ELEVATION

BRICK VENEER 25%-40%
 STUCCO 90%-85%
 STONE 5%-10%
 PAINTED CONCRETE 2%-5%



BLDG1-SOUTH ELEVATION

BRICK VENEER 25%-40%
 STUCCO 55%-70%
 STONE 5%-10%

BLDG 2-SOUTH ELEVATION

BRICK VENEER 30%-50%
 STUCCO 20%-30%
 PAINTED CONCRETE 15%-25%
 STONE 5%-15%



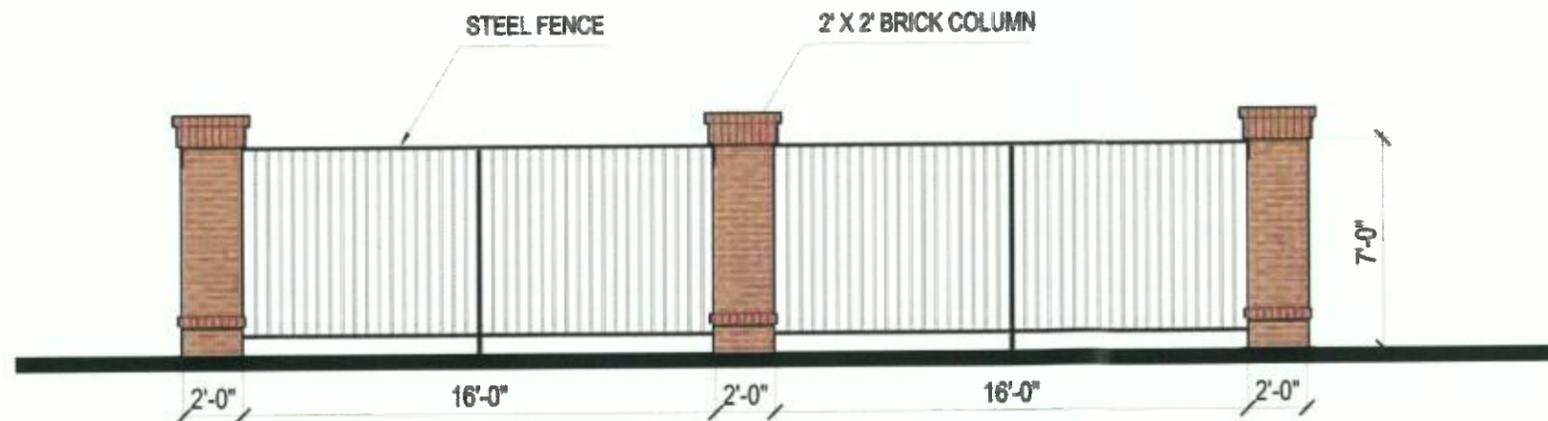
PLAN TYPE: CONCEPT PLAN ZONING CASE	PROJECT NAME: SAPPHIRE INSPIRED LIVING CITY OF ARLINGTON, TEXAS	A-411: ELEVATIONS DATE: 10-30-2013
OWNER: MMJV SAPPHIRE LP. Phone: 972.993.8622 x 103 Fax: 214.2420.4024	ENGINEER/SURVEYOR: HP CIVIL ENGINEERING LANDSCAPE ARCHITECT: HP LANDSCAPE ARCHITECTURE 5339 Alpha Road, Suite 300 Dallas, TX 75240	ARCHITECT:  HUMPHREYS & PARTNERS ARCHITECTS L.P. 5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639 www.humphreys.com hpa@humphreys.com DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO



TYPICAL FENCE ELEVATION - WITH WOOD INFILL



TYPICAL FENCE ELEVATION



TYPICAL FENCE ELEVATION - BRICK COLUMN WITH STEEL

PLAN TYPE: CONCEPT PLAN ZONING CASE	PROJECT NAME: SAPPHIRE INSPIRED LIVING CITY OF ARLINGTON, TEXAS	A-301: IRON FENCE DETAIL DATE: 9-23-2013
OWNER: MMJV SAPPHIRE LP. Phone: 972.893.3622 x 103 Fax: 214.2420.4024	ENGINEER/SURVEYOR: HP CIVIL ENGINEERING LANDSCAPE ARCHITECT: HP LANDSCAPE ARCHITECTURE 5339 Alpha Road, Suite 300 Dallas, TX 75240	ARCHITECT:  HUMPHREYS & PARTNERS ARCHITECTS L.P. 5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-8838 (972) 701-8838 www.humphreys.com marketing@humphreys.com DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO



P.O. Box 2386, Arlington, Texas 76004-2386
hana@hanatx.org

September 2, 2016

Planning and Zoning Commission
City of Arlington
101 West Abram Street
Arlington, Texas 76010-7102

Commission Members:

The Heart of Arlington Neighborhood Association supports the approval of Zoning Case PD13-16R1.

We have, over the past five years, studied in considerable detail the proposals for developing this property, and we believe it is an ideal location for student housing.

We have had one brief meeting with representatives of Stark Enterprises and heard their description of the changes they are proposing to the previously approved plans.

We have no objection to the addition of a fifth floor on Center Street.

We have had some concern with the previous design's designation of shuttle stop location, and we understand that the new proposal allocates a dedicated space out of the main traffic lanes on Mitchell Street for a shuttle stop as well as general drop off and pick up of residents and visitors by private vehicles. We applaud that change.

We have received assurances that the previous commitments to features we have argued for in the past, such as landscaping, recycling facilities, and personal safety are intact and may even be enhanced.

Based on our experience with student rentals in our neighborhoods, we remain skeptical of the adequacy of the supply of parking spaces, but since the plan meets the current city requirements for parking we find no grounds to oppose it on that basis.

Yours sincerely,

Richard F. Thomas, Jr.
President



P.O. Box 2386, Arlington, Texas 76004-2386
hana@hanatx.org

September 2, 2016

Planning and Zoning Commission
City of Arlington
101 West Abram Street
Arlington, Texas 76010-7102

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Yours sincerely,

Richard F. Thomas, Jr.
President

Staff Report



Zoning Case PD12-17R2 (International Leadership of Texas, formerly Athlos Academy)	
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Planning and Zoning Meeting Date: 9-7-16
--

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD12-17R2, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

On March 20, 2013, the Planning and Zoning Commission recommended approval of Zoning Case PD12-17 to allow a Planned Development (PD) for all Estate (E) uses, with a Development Plan, by a vote of 9-0-0.

On May 7, 2013, the City Council approved PD12-17 by a vote of 8-0-0. The Development Plan permitted the construction of a charter school.

On July 10, 2014, the Unified Development Code went into effect changing the Estate (E) zoning district to Residential Single-Family 15 (RS-15) zoning district.

On December 17, 2014, the Planning and Zoning Commission recommended approval of the revised Development Plan to increase the student enrollment by a vote of 7-1-0, with one stipulation. If the improvements that were under construction did not alleviate the congestion on West Bardin Road and South Bowen Road to an acceptable level, additional measures must be taken to mitigate traffic and eliminate the queue. A third lane from the northern drive aisle to the fire lane behind the school must be constructed, or an equivalent solution approved by the Zoning Administrator.

On February 24, 2015 and March 3, 2015, City Council continued Zoning Case PD12-17R1.

On March 17, 2015, City Council continued Zoning Case PD12-17R1 by a vote of 7-0-0 to the April 14, 2015 meeting, per applicant's request.

On April 14, 2015, the City Council denied an amendment to the Planned Development zoning with a Development Plan requesting an increase in the student enrollment from 1,206 students to 1,416 students.

ANALYSIS

Request

The applicant requests an amendment to the Planned Development to increase the student enrollment in the school on approximately 40.812 acres addressed at 4950 South Bowen Road, and generally located west of South Bowen Road and south of West Bardin Road.

Current zoning: Planned Development (PD) for all Residential Single-Family 15 (RS-15) uses, with a Development Plan

Requested zoning: Amendment to Planned Development (PD) for all Residential Single-Family 15 (RS-15) uses, with a Development Plan

Existing Site Conditions

The subject site is developed with a charter school for kindergarten through the eighth grade. The structure is 89,469 square feet in size, located on the northeast portion of the

site. Athletic fields are located to the south and west of the structure. The original request in 2013 was approved for 1,206 students.

History

In 2013, the initial Traffic Impact Analysis (TIA) provided to the City was prepared based on an anticipated enrollment of 1,206 students. After school opened in August 2014, significant traffic backup was observed at the intersection of South Bowen Road and West Bardin Road. The school worked with the City to develop operational and physical site improvements.

Before the end of the year 2014, the school had enrolled 1,383 students and traffic congestion continued to be a major concern. The school then applied for a revision to the approved Development Plan through an amendment to the Planned Development zoning. With this revision request, the field-measured TIA in January 2015 indicated increased delays for both AM and PM peaks.

The request for an increase in student enrollment from 1,206 to 1,416 students was denied by Council in April of 2015.

Development Plan Revision

This amendment is to once again make the same request to increase student enrollment of 1,416 students for the International Leadership of Texas (ILT), also known as Athlos Academy. With this proposal, ILT is proposing to use four buses to transport the additional 210 students from an offsite location to this campus. According to ILT there will be an additional eight trips on site, four entering and four exiting by the buses, the impact of the additional bus trips representing approximately one percent or less of the total trips generated by the school.

After meeting with members of the City Council, ILT has moved seventh and eighth grade students offsite to an alternative location pending the approval of an increase in enrollment. The subject site will continue serving kindergarten through sixth grades, with seventh and eighth grades returning to this campus with the approval of additional enrollment to 1,416 students.

At the time of this staff report, we do not have a clear understanding on the school attendance and their future operational site plan. The analysis submitted does not address the current traffic impacts of the existing 1,206 students on the area roadway network, nor any guarantees to ensure adequate operations. The applicant has not provided an updated Traffic Impact Analysis in support of the request despite staff suggestions to provide an updated analysis showing background traffic growth and the proposed enrollment increase. Staff observations indicate congestion on adjacent roadways in both the AM and PM Peak hours. Additional students would likely increase the delay if no infrastructure improvement is anticipated from Interstate Highway 20 to Bowen Road.

Adjacent Land Uses

This PD is surrounded by properties zoned Residential (R) to the north and east. The property to the south of this PD is also zoned PD and has been developed since 1985 with offices for Atos, an information technology provider, after the development plan was approved in 1984. The property to the west is undeveloped land zoned PD for residential uses including single family, townhouse, and open space; all at 3.83 dwelling units per acre.

Comprehensive Plan Conformity

The subject site is located at the intersection of West Bardin Road, a minor arterial, and South Bowen Road, a major arterial. The site is naturally divided into two sections by the limits of the Rush Creek flood zone.

The Southwest Sector Plan designates the subject site as "O" (Office), which provides for the development of professional office. Appropriate zoning for this designation is "O".

The use of the building will not change with this planned development amendment zoning change. Therefore, there is not a proposed use change affecting the area. In addition, the proposed improvements are consistent with the surrounding uses and the Southwest Sector Plan.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

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

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

September 20, 2016

STAFF CONTACTS

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Case Information



Applicant: Athlos Academies represented by Jason Kotter

Owner: International Leadership of Texas represented by Jerry McCreight

Acreage: 40.812 acres

Property Location: 4950 South Bowen Road; generally located west of South Bowen Road and south of West Bardin Road

Sector Plan: Southwest

Council District: 2

Allowable Uses: All uses as itemized in Attachment ii.

Development History: The subject property is currently platted as Lot 2A, Block 1 of the Bowen Addition.

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

Case No.	Location	Request	Disposition
ZA11-6	Subject Site	PD for O	Denied
SUP11-9	Subject Site	Gas Drilling	Denied
PD12-17	Subject Site	PD for E	Approved
PD12-17R1	Subject Site	Revision	Denied

Transportation: The site currently has access from South Bowen Road and West Bardin Road.

Thoroughfare	Existing	Proposed
South Bowen Road	100-foot 4-lane divided major arterial	120-foot 4-lane divided major arterial
West Bardin Road	70-foot 4-lane divided minor arterial	90-foot 4-lane divided minor arterial

Traffic Impact: This amendment is to request a student enrollment of 1,416 students for the International Leadership of Texas (ILT), also known as Athlos Academy.

With this proposal, ILT is proposing to use four buses to transport the additional 210 students from an offsite location to this campus. With the additional eight trips on site, four entering and four exiting by the buses, the impact of the additional bus trips represents approximately one percent or

Case Information



less of the total trips generated by the school. The analysis submitted does not address the current traffic impacts of the existing 1,206 students on the area roadway network.

An updated Traffic Impact Analysis has not been received. Additional students would likely increase the delay if no infrastructure improvement is anticipated from Interstate Highway 20 to Bowen Road.

Water & Sewer: Water is available for the site from Bowen Road. Sanitary sewer is available on site and along the future Bardin Road.

Drainage: This site lies within the Rush Creek drainage basin. The western portion of this site lies within an AE zone designated as FEMA regulated floodplain. No significant drainage impacts are anticipated to occur as long as Ordinances are complied with.

Fire: Fire Station Number 9, located at 909 Wimbledon Drive, and Fire Station Number 10, located at 3205 Southwest Green Oaks Boulevard, provide protection to this site. The estimated fire response time is 5 minutes, which is in keeping with recommended standards.

School District: The project is located in Arlington ISD and will have little impact upon the district.

Notices Sent:
Neighborhood Associations:

- ACTION North Arlington
- Arlington Independent School District
- Arlington Alliance for Responsible Government
- Arlington Neighborhoods
- East Arlington Review
- Far South Arlington Neighborhood Assn
- Forest Hills HOA
- Northern Arlington Ambience
- West Citizen Action Network (WeCan)
- Bay Springs HOA
- Emerald Park Neighborhood Organization
- Hunter Bend Neighborhood Association
- Lake Hill Manor HOA
- McKamy Oaks HOA
- Wimbledon Addition HOA
- Southwest Arlington Property Owners (SWAPO)

Property Owners: 40
Letters of Support: 0
Letters of Opposition: 1

Itemized Allowable Uses



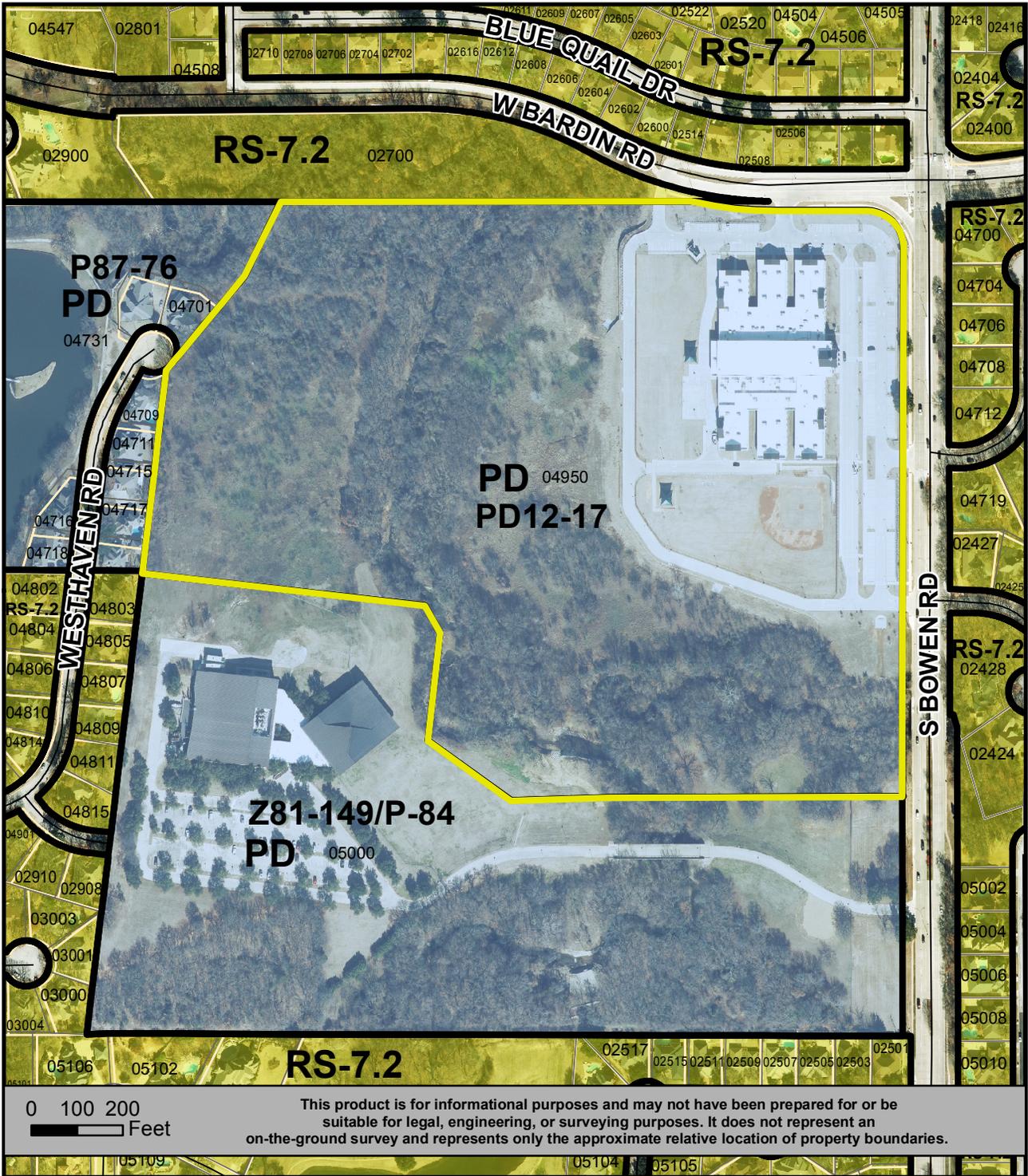
Allowable Uses

Planned Development (PD) for all Residential Single-Family 15 (RS-15) uses, with a Development Plan

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

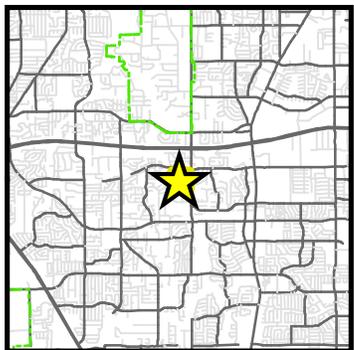
Specific Use Permit (SUP) - Assisted living facility (≥ 7 residents), Philanthropic institution (other than listed), Bed and breakfast inn, Country club, Marina, Airport or landing field, Gas well, Telecommunication Facilities Towers ≤ 75 ft., Stealth towers ≤ 100 ft., Telecommunication Facilities Towers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

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



LOCATION MAP
PD12-17R2

AMENDMENT TO PLANNED DEVELOPMENT ZONING WITH A DEVELOPMENT PLAN
40.8175 ACRES



PD12-17R2

West of South Bowen Road and South of West Bardin Road



View of subject site from South Bowen Road. View southwest.



View of adjacent properties to the south.



View of adjacent residential properties across South Bowen Road. View east.



View of notification sign along South Bowen Road. View south.