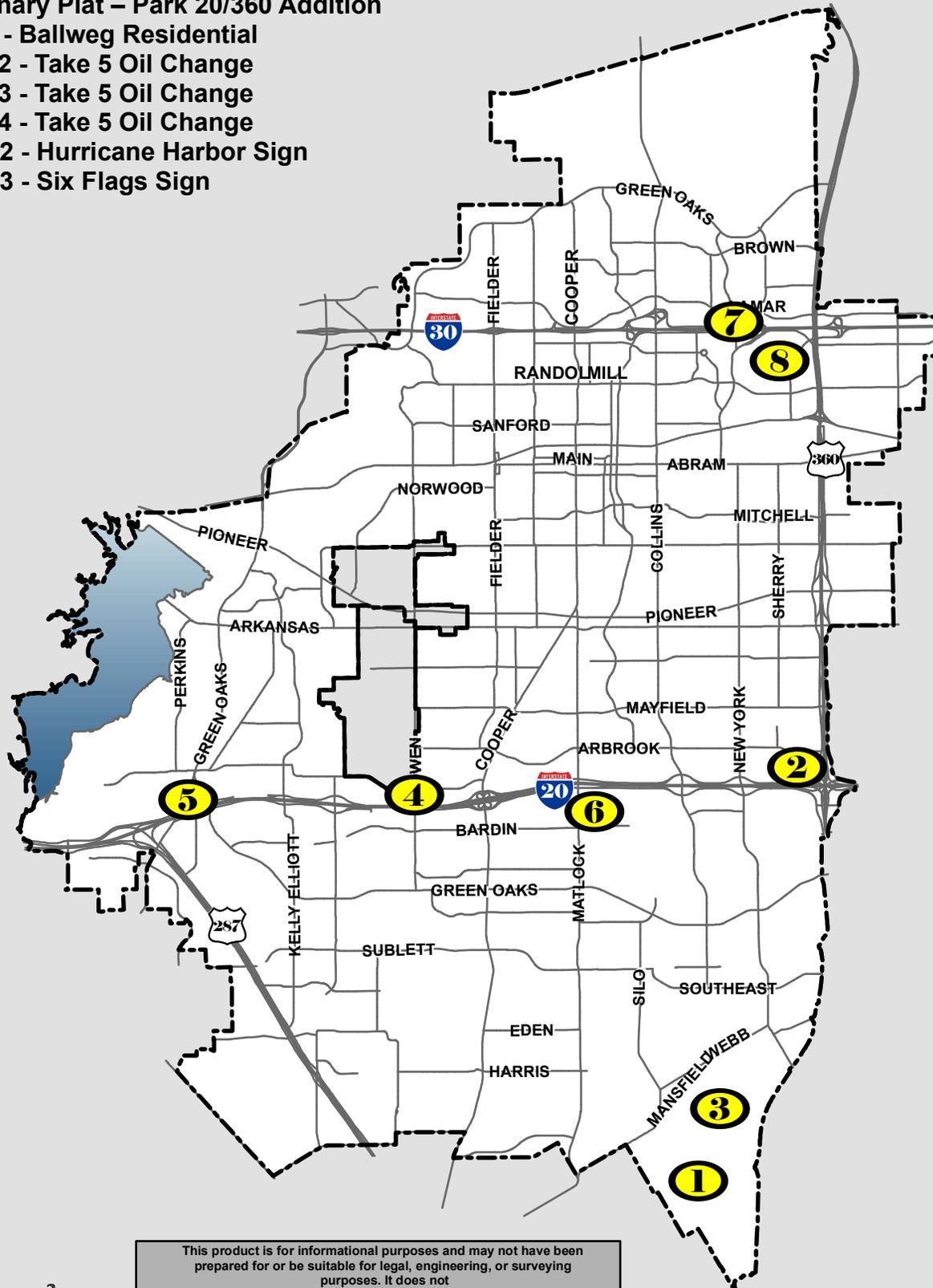


PLANNING & ZONING

September 21, 2016



1. Preliminary Plat – Edgefield Addition
2. Preliminary Plat – Park 20/360 Addition
3. ZA16-8 - Ballweg Residential
4. PD16-12 - Take 5 Oil Change
5. PD16-13 - Take 5 Oil Change
6. PD16-14 - Take 5 Oil Change
7. ASP16-2 - Hurricane Harbor Sign
8. ASP16-3 - Six Flags Sign



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 21, 2016
4:00 P.M.**

I. CALL TO ORDER

II. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

III. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS

- A. Zoning Case PD16-3
(RaceTrac – 1211 West Harris Road)

Application to change the zoning on approximately 4.166 acres from Residential Estate (RE) and Light Industrial (LI) to Planned Development (PD) for limited Community Commercial (CC) uses plus a Package Liquor Store, with a Development Plan; generally located north of West Harris Road and east of South Cooper Street.

CC Approved 9-0-0, with stipulations, on 09/06/16 on final reading

- B. Zoning Case SUP16-1
(St. Andrew's Methodist Church – 2045 Southeast Green Oaks Boulevard)

Application for approval of a Specific Use Permit for a day care center on approximately 6.053 acres zoned Residential Single-Family 7.2 (RS-7.2) and Residential Single-Family 5 (RS-5); generally located north of Southeast Green Oaks Boulevard and east of New York Avenue.

CC Approved 9-0-0 on 09/06/16 on final reading

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. DISCUSSION OF FUTURE MEETING DATES AND TIMES

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

- (b) Planning and Zoning Commission Meeting on October 5, 2016

V. ADJOURN



AGENDA

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

September 21, 2016
5:30 P.M.

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

I. CALL TO ORDER

II. PLEDGE

III. APPROVAL OF MINUTES

- A. Minutes of September 7, 2016 P&Z Meeting

IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS

- A. Preliminary Plat – Edgefield Addition, Lots 1 through 13, Lot 14X, Block 1; Lots 1 through 12, Block 2; Lots 1X, 2 through 32, Lot 33X and 34X, Block 3; (Zoned "PD"); generally located north of Debbie Lane and south of South Collins Street with the approximate address being 901 Debbie Lane.
- B. Preliminary Plat – Park 20/360 Addition, Lots 1 through 9, Block 1; (Zoned "IM"); generally located south of East Arbrook Boulevard and west of South Watson Road with the approximate address being 2500 East Arbrook Boulevard.

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.

V. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case ZA16-8
(Ballweg Residential - 7415, 7418, and 7500 Webb Ferrell Road)

Application to change the zoning on approximately 43.634 acres from Residential Estate (RE) to Residential Single Family – 7.2 (RS-7.2); generally located west of South Collins Street and south of Mansfield Webb Road.

- B. Zoning Case PD16-12
(Take 5 Oil Change – 2417 West Pleasant Ridge Road)

Application to change the zoning on approximately 0.531 acres from Community Commercial (CC) to Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan; generally located north of West Pleasant Ridge Road and east of South Bowen Road

- C. Zoning Case PD16-13
(Take 5 Oil Change – 5801 Office Park Drive)

Application to change the zoning on approximately 0.49 acres from Community Commercial (CC) to Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan; generally located north of West Interstate Highway 20 and west of West Green Oaks Boulevard.

- D. Zoning Case PD16-14
(Take 5 Oil Change – 4500 Matlock Road)

Application to change the zoning on approximately 0.819 acres from Planned Development (PD) for a Convenience Store with Gasoline Sales to Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan; generally located south of East Stephens Street and west of Matlock Road.

- E. Zoning Case ASP16-2
(Hurricane Harbor Sign – 1800 East Lamar Boulevard)

Application to approve an Alternate Sign Plan on approximately 46 acres zoned Entertainment District Overlay – Community Commercial (EDO-CC); generally located north of East Interstate 30 Highway and west of Ballpark Way.

- F. Zoning Case ASP16-3
(Six Flags Sign – 2201 East Road to Six Flags)

Application to approve an Alternate Sign Plan on approximately 190 acres zoned Entertainment District Overlay – Community Commercial (EDO-CC); generally located south of East Interstate 30 Highway and east of Ballpark Way.

VI. MISCELLANEOUS

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

VII. ADJOURN



AGENDA

Planning and Zoning Commission

Monthly Bus Tour

**September 30, 2016
8:00 A.M.**

8:00 a.m. Planning and Zoning Commission Two-Hour Bus Tour of various metroplex developments.

A quorum of the Commission may be present. No formal action will be taken.

Staff Report



Preliminary Plat (Edgefield)

Planning and Zoning Meeting Date: 9-21-16

Document Being Considered: Plat

RECOMMENDATION

Consider a revised preliminary plat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

On June 1, 2016, the Planning and Zoning Commission recommended approval of Zoning Case PD16-7 requesting Planned Development (PD) for Residential Single-Family 7.2 (RS-7.2) uses, with a Development Plan by a vote of 8-0-0.

On August 2, 2016, City Council approved Planned Development PD16-7 by a vote of 8-0-0.

ANALYSIS

The applicant, Neel-Schaffer, Inc, represented by Derek Cheatham, proposes to plat 56 residential lots and four open space ("X") lots in a 12.17 acre portion of Block 2, Block 25 of the Harris Crossing Addition.

The plat is in substantial conformance with the approved zoning PD16-7 for this site. Amenity and open space lots will be held in common ownership and will be maintained by a Home Owners Association. The perimeter fencing and landscaping along Debbie Lane and South Collins Street are included in these lots. The amenity lot is also included in common ownership.

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

<u>Property Location:</u>	Generally located north of Debbie Lane and south of South Collins Street with the approximate address being 901 Debbie Lane.
<u>Sector:</u>	Southeast
<u>Council District:</u>	3
<u>Current Zoning:</u>	Planned Development (PD) for Residential Single-Family 7.2 (RS-7.2) uses, with a Development Plan.

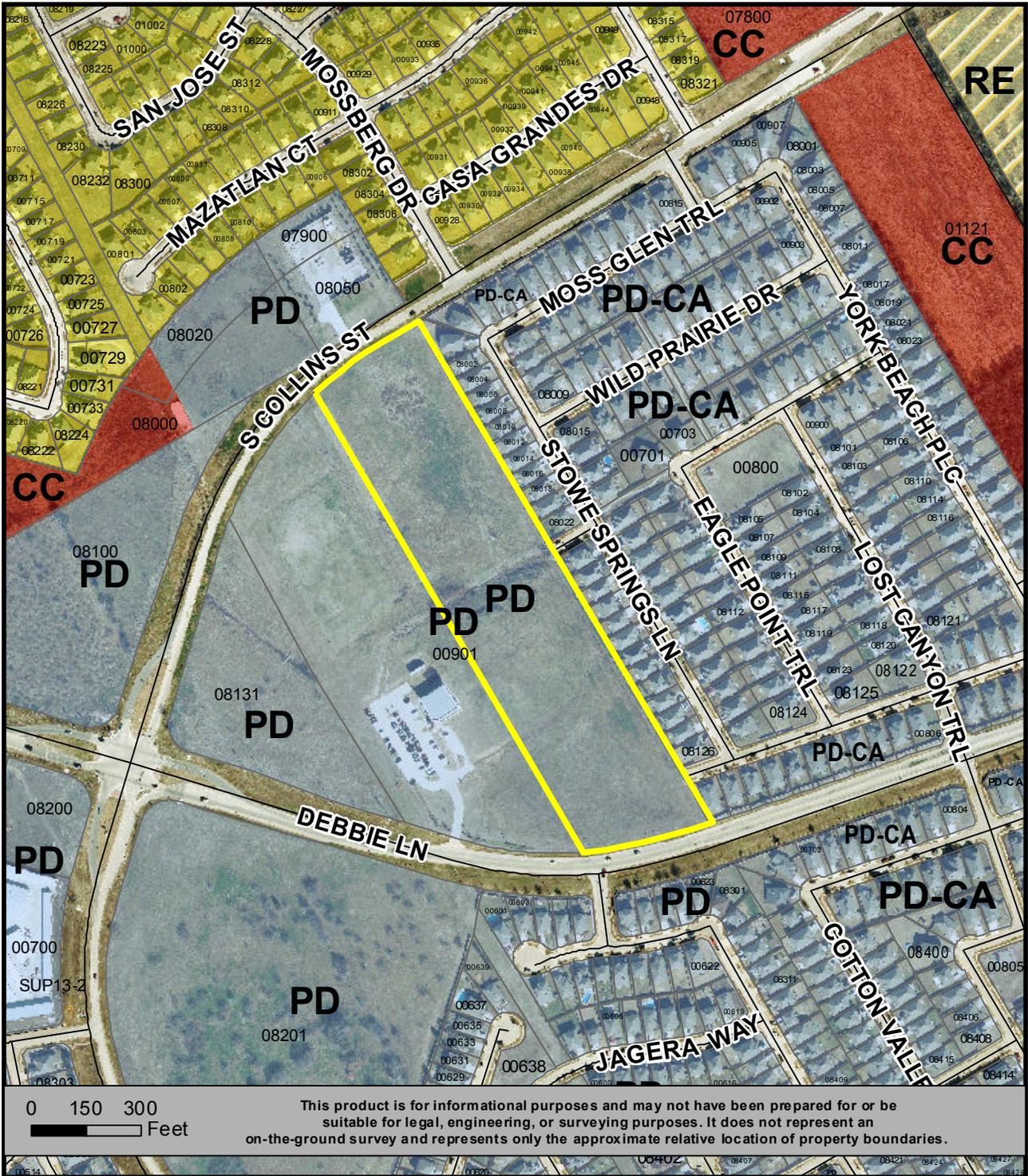
ATTACHED

- 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

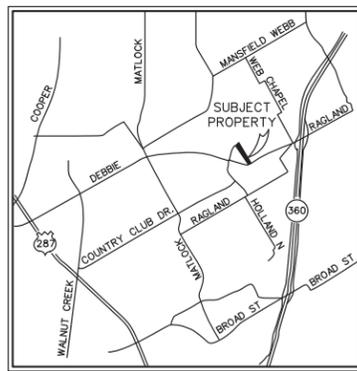
Shon Brooks, AICP
Principal Planner
Community Development and Planning
817-459-6514
Shon.Brooks@arlingtontx.gov



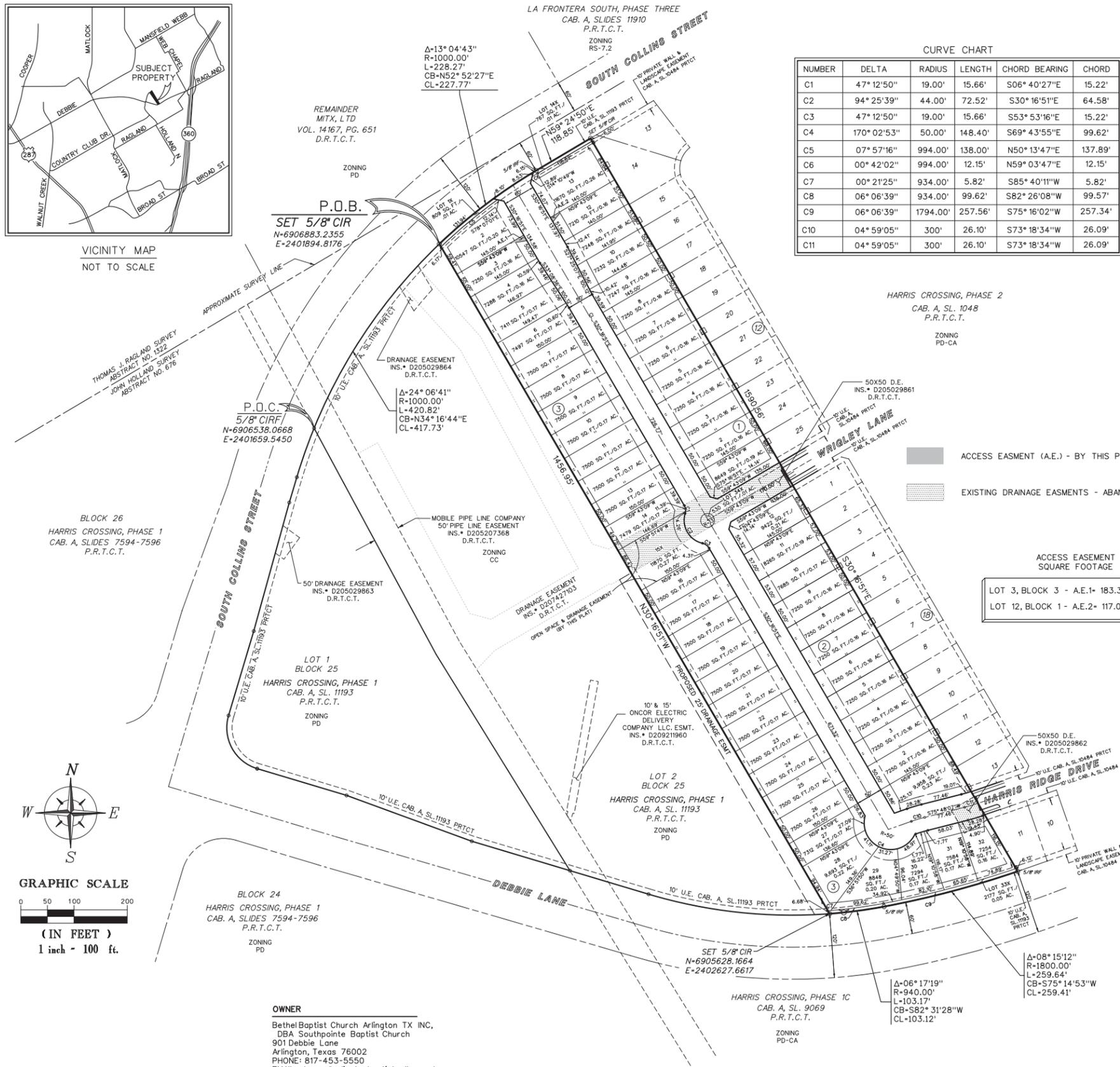
LOCATION MAP

**EDGEFIELD ADDITION
PRELIMINARY PLAT**





VICINITY MAP
NOT TO SCALE



CURVE CHART

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	47° 12' 50"	19.00'	15.66'	S06° 40' 27" E	15.22'
C2	94° 25' 39"	44.00'	72.52'	S30° 16' 51" E	64.58'
C3	47° 12' 50"	19.00'	15.66'	S53° 53' 16" E	15.22'
C4	170° 02' 53"	50.00'	148.40'	S69° 43' 55" E	99.62'
C5	07° 57' 16"	994.00'	138.00'	N50° 13' 47" E	137.89'
C6	00° 42' 02"	994.00'	12.15'	N59° 03' 47" E	12.15'
C7	00° 21' 25"	934.00'	5.82'	S85° 40' 11" W	5.82'
C8	06° 06' 39"	934.00'	99.62'	S82° 26' 08" W	99.57'
C9	06° 06' 39"	1794.00'	257.56'	S75° 16' 02" W	257.34'
C10	04° 59' 05"	300'	26.10'	S73° 18' 34" W	26.09'
C11	04° 59' 05"	300'	26.10'	S73° 18' 34" W	26.09'

PROPERTY DESCRIPTION:

Being a portion of Lot 2, Block 25, Harris Crossing, Phase 1, an addition to the City of Arlington, Tarrant County, Texas, recorded under Cabinet A, Slide 11193, Plat Records, Tarrant County, Texas (PRTC), conveyed by deed to Bethel Baptist Church, Arlington Texas, Inc., d.b.a. SouthPoint Baptist Church, a Texas nonprofit corporation, recorded under Instrument Number D207859967, Deed Records, Tarrant County, Texas (DRTC), and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod stamped "Mykoskie McInnis" on the southeast line of South Collins Street, said point being the northwest corner of said Lot 2, Block 25, same being the northeast corner of Lot 1, Block 25, of said Harris Crossing, Phase 1, said point being the beginning of a curve to the right with a radius of 1000.00 feet, a central angle of 24 degrees 06 minutes 41 seconds and a chord which bears North 34 degrees 16 minutes 44 seconds East, a distance of 417.73 feet;

THENCE Northeasterly, along said curve to the right, and said southeast line, an arc distance of 420.82 feet to a set 5/8 inch capped iron rod for the POINT OF BEGINNING, said point also being the beginning of a curve to the right with a radius of 1000.00 feet, a central angle of 13 degrees 04 minutes 43 seconds and a chord which bears North 52 degrees 52 minutes 27 seconds East, a distance of 227.77 feet;

THENCE Northeasterly, along said curve to the right, continuing along said southeast line, an arc distance of 228.27 feet to a found 5/8 inch capped iron rod stamped "Mycoski McInnis" for corner;

THENCE North 59 degrees 24 minutes 50 seconds East, continuing along said southeast line, a distance of 118.85, to a set 5/8 inch capped iron rod for the northeast corner of said Lot 2, Block 25, same being the northwest corner of Harris Crossing, Phase 2, recorded under Cabinet A, Slide 1048 (PRTC), for corner;

THENCE South 30 degrees 16 minutes 51 seconds East, departing said southeast line, and along the northeast line of said Lot 2, Block 25, same being the southwest line of said Harris Crossing, Phase 2, a distance of 1590.56 feet to a found 5/8 inch iron rod in the north line of Debbie Lane for the southeast corner of said Lot 2, Block 25, same being the southwest corner of said Harris Crossing, Phase 2, said corner being the beginning of a curve to the right with a radius of 1800.00 feet, a central angle of 08 degrees 15 minutes 52 seconds and a chord which bears South 75 degrees 14 minutes 53 seconds West, a distance of 259.41 feet;

THENCE Southwesterly, along said curve to the right, and said north line, an arc distance of 259.64 feet, to a found 5/8 inch capped iron rod stamped "Mycoski McInnis" for corner, said corner being the beginning of a curve to the right with a radius of 940.00 feet, a central angle of 06 degrees 17 minutes 19 seconds and a chord which bears South 82 degrees 31 minutes 28 seconds West, a distance of 103.12 feet;

THENCE Southwesterly, along said curve to the right and continuing along said north line, an arc distance of 103.17 feet, to a set 5/8 inch capped iron rod for corner;

THENCE North 30 degrees 16 minutes 51 seconds West, departing said north line, a distance of 1453.36 feet, to the POINT OF BEGINNING, and containing 12.17 acres or 530,207.75 square feet of land:

THE CITY IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION OPERATION, MAINTENANCE, OR USE OF ANY STORM WATER TREATMENT FACILITY (IDENTIFIED AS A BEST MANAGEMENT PRACTICE(S) (BMP(S)) FOR STORM WATER QUALITY IN THE ACCEPTED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT), HEREINAFTER REFERRED TO AS "IMPROVEMENTS," TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR SUCCESSORS. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST IN 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 1-14X, BLOCK 1; LOTS 1-12, BLOCK 2; LOTS 1X-34X, BLOCK 3; 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/Owner

NOTES:

- The Property Owner's Association shall be responsible for the maintenance of perimeter fencing, (N,S, & W Boundary Lines), and maintenance of Lot 14 (Open Space), which will be held in common ownership.
- 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.
- Bearings based on Texas State Plane Coordinate System of 1983 - North Central Zone (NAD83)
- Lots 1X, 14X, 33X, & 34X are Open Space. Lot 15x is Open Space & Drainage Easement by this plat.
- 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.

PRELIMINARY PLAT
OF
BLOCK 1: LOTS 1 - 14X; 14 LOTS
BLOCK 2: LOTS 1 - 12; 12 LOTS
BLOCK 3: LOTS 1X - 34X; 34 LOTS
EDGEFIELD

AN ADDITION TO THE CITY OF ARLINGTON,
TARRANT COUNTY, TEXAS,
AND BEING A PORTION OUT
OF
LOT 2, BLOCK 25,
HARRIS CROSSING, PHASE 1
AS RECORDED IN CABINET A, SLIDE 11193
PLAT RECORDS, TARRANT COUNTY, TEXAS
SEPTEMBER 13, 2016

REVIEWED FOR PRELIMINARY APPROVAL:

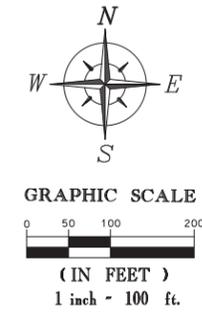
Planning & Zoning Commission, Chairperson Date

Community Development & Planning, Director Date

SPACE UTILIZATION CHART

SPACE TYPE	SQUARE FEET	ACRES	USE PERCENTAGE
TOTAL PROPERTY	530,207.964	12.1719	100
SINGLE FAMILY (55 LOTS)	423,266.9965	9.7168	79.8298
OPEN SPACE (5 LOTS)	16,156.4568	0.3709	3.0472
RIGHT-OF-WAY	90,784.5107	2.0842	17.123

DENSITY = 60 LOTS/12.1719 ACRES = 4.929387 LOTS PER ACRE



OWNER
Bethel Baptist Church Arlington TX INC,
DBA Southpointe Baptist Church
901 Debbie Lane
Arlington, Texas 76002
PHONE: 817-453-5550
EMAIL: rkoons@arlingtonbaptistcollege.edu

ENGINEER/SURVEYOR
NEEL-SCHAFFER, INC
2501 Avenue J, Suite 120
Arlington, Texas 76006
CONTACT: Philip B. Wolters, RPLS No. 5894
PHONE: 817-548-0696
EMAIL: phil.wolters@neel-schaffer.com
TBPLS FIRM REGISTRATION NO. 10021800

NEEL-SCHAFFER
Solutions you can build upon
2501 AVENUE J, SUITE 120
ARLINGTON, TEXAS 76006
TBPE REGISTRATION No. F-2697
TBPLS REGISTRATION No. 10021800

Staff Report



Preliminary Plat (Park 20/360 Addition)

Planning and Zoning Meeting Date: 9-21-16

Document Being Considered: Plat

RECOMMENDATION

Consider a Preliminary Plat on the consent agenda.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

The subject property is zoned Industrial Manufacturing (IM) and is currently developed with an institutional use.

The applicant, Pacheco Koch, represented by Clayton Strolle, proposes a preliminary plat for 12 acres of the Arlington Tech Centre Addition, 107 acres of the Arbrook Addition, creating nine lots in approximately 119 acres, out of the William Hayman Survey. This Preliminary Plat is being processed in order to redevelop the site as a major warehouse development. This site currently has a commercial site plan application under review by staff.

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

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

<u>Property Location:</u>	Generally located north of Interstate 20 Highway West and west of South Watson Road with the approximate address of 2500 East Arbrook Boulevard
<u>Sector:</u>	East
<u>Council District:</u>	5
<u>Current Zoning:</u>	Industrial Manufacturing (IM)

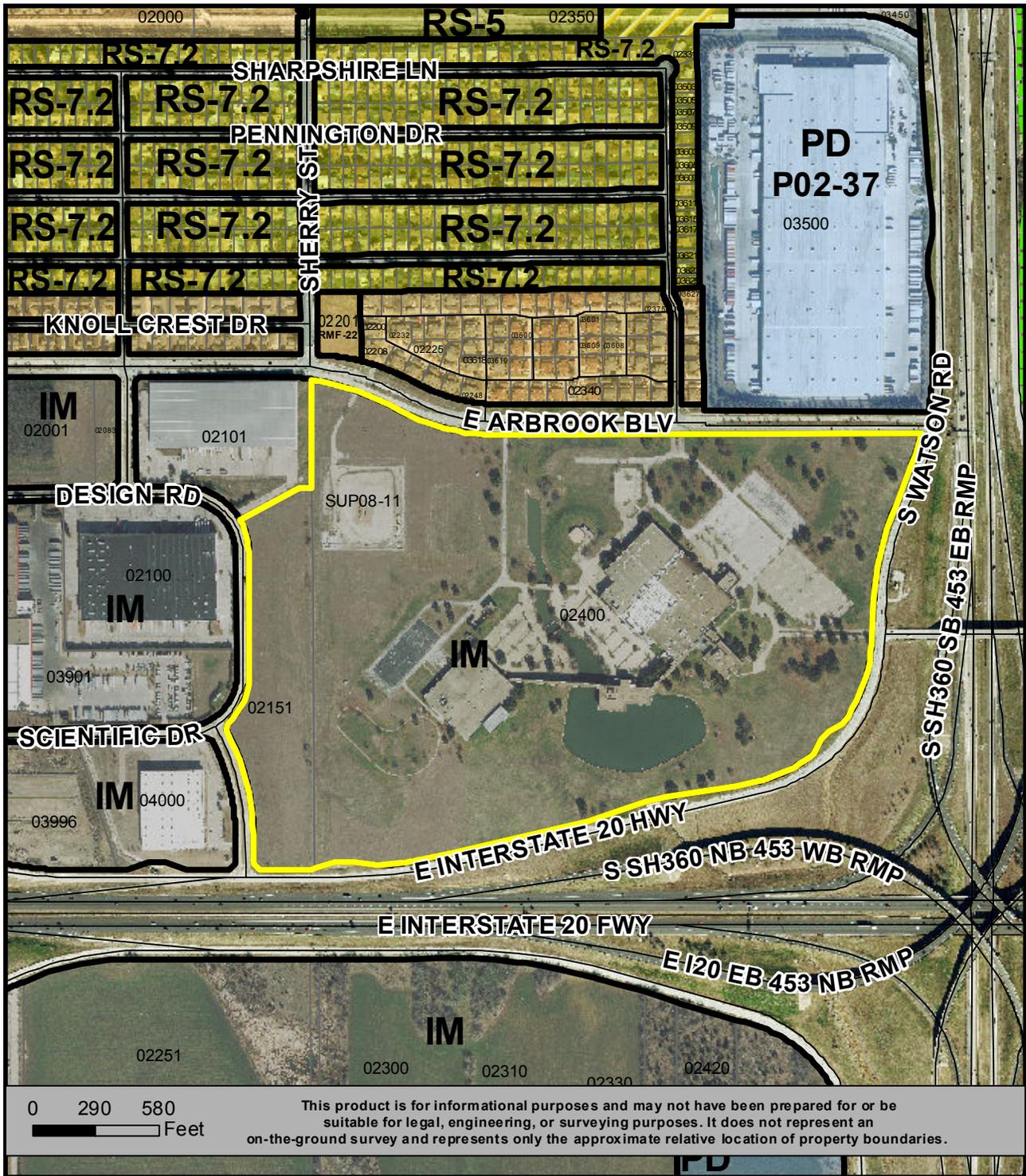
ATTACHED

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

STAFF CONTACT(S)

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

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



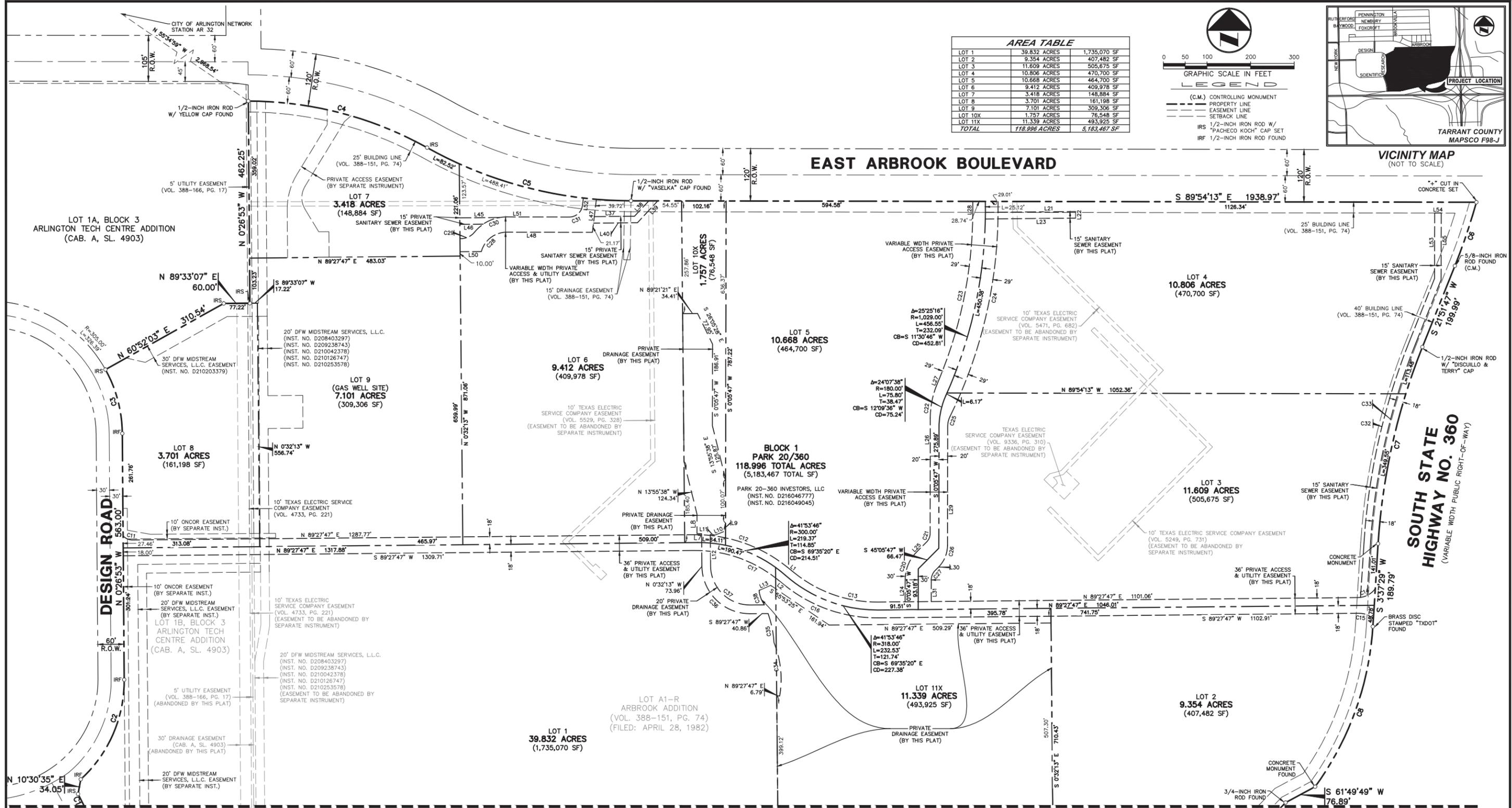
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

LOCATION MAP

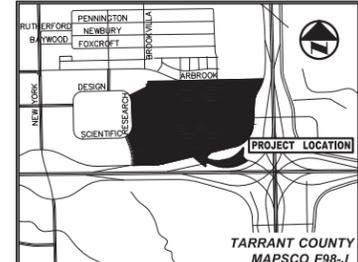
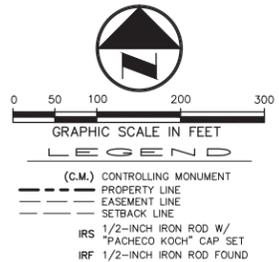
**PARK 20/360 ADDITION
PRELIMINARY PLAT**



PLAN: 9/15/2016 4:53 PM
 M:\DWG-21\2153-15.443\DWG\SURVEY CSD 2015\2153-15.443RFP.DWG



AREA TABLE		
LOT 1	39.832 ACRES	1,735,070 SF
LOT 2	9.354 ACRES	407,482 SF
LOT 3	11.609 ACRES	505,675 SF
LOT 4	10.806 ACRES	470,700 SF
LOT 5	10.668 ACRES	464,700 SF
LOT 6	9.412 ACRES	409,978 SF
LOT 7	3.418 ACRES	148,884 SF
LOT 8	3.701 ACRES	161,198 SF
LOT 9	7.101 ACRES	309,306 SF
LOT 10X	1.757 ACRES	76,548 SF
LOT 11X	11.339 ACRES	493,925 SF
TOTAL	118.996 ACRES	5,183,467 SF



EAST ARBROOK BOULEVARD

SOUTH STATE HIGHWAY NO. 360
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

MATCH LINE (SEE SHEET 2)

NOTES

- Bearing system for this survey is based on Texas State Plane Coordinate System - NAD 83 (2007) Adjustment, North Central Zone 4202 (surface values), based on observations made at the City of Arlington Network Station Name AR 49 on November 13, 2014 using the published combined scale factor of 1.00013545.
- This 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.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 9/15/16.

OWNER
NAME: PARK 20-360 INVESTORS, LLC
CONTACT: KENT W. NEWSON
ADDRESS: 5001 SPRING VALLEY ROAD
PHONE: 214-850-2341
EMAIL: Kent.Newson@ridgedevlopment.net

SURVEYOR
CONTACT: MIKE LEWIS, RPLS
ADDRESS: 6100 WESTERN PLACE, STE. 1001
PHONE: 817-412-7155
EMAIL: mlewis@pkce.com

ENGINEER/AGENT
CONTACT: CLAYTON STROLLE, PE
ADDRESS: 7557 RAMBLER ROAD, STE. 1400
PHONE: 972-235-3031
EMAIL: cstrolle@pkce.com

SHEET 1 OF 2
PRELIMINARY PLAT
PARK 20/360
BLOCK 1, LOTS 1-9
BEING ALL OF LOT A1-R, ARBROOK ADDITION RECORDED IN VOL. 388-151, PG. 74 AND ALL OF LOT 1B, BLOCK 3, ARLINGTON TECH CENTRE RECORDED IN CABINET A, SLIDE 4903 AND BEING 118.996 ACRES OUT OF THE WILLIAM HAYMAN SURVEY, ABSTRACT NO. 642, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
MARCH 18, 2016
NINE (9) NON-RESIDENTIAL LOTS

Pacheco Koch		6100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817.412.7155	
DRAWN BY: PMD		TX REG. ENGINEERING FIRM F-14439	TX REG. SURVEYING FIRM LS-101938-24
CHECKED BY: MLL	SCALE: 1"=100'	DATE: MARCH 2016	JOB NUMBER: 2153-15.443

PRELIMINARY PLAT - PARK 20/360, BLOCK 1, LOTS 1-9

OWNERS CERTIFICATE

STATE OF TEXAS ~
COUNTY OF TARRANT ~

WHEREAS, Park 20-360 Investors, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the William Hayman Survey, Abstract No. 642, City of Arlington, Tarrant County, Texas according to the Special Warranty Deeds recorded in Instrument Nos. D216046777 and D216049045 of the Official Public Records of Tarrant County, Texas; said tract being Lot A1-R, Arbrook Addition, an addition to the City of Arlington, Texas according to the plat recorded in Volume 388-151, Page 74 of the Plat Records of Tarrant County, Texas; said tract also being all of Lot 1B, Block 3, Arlington Tech Centre Addition, an addition to the City of Arlington, Texas according to the plat recorded in Cabinet A, Slide 4903 of the Plat Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner at the southeast end of a right-of-way corner clip at the intersection of the north right-of-way line of East Interstate Highway No. 20 (a variable width right-of-way) and the east right-of-way line of Research Boulevard (an 80-foot wide right-of-way); said point being the most southerly southwest corner of said Lot 1B;

THENCE, North 45 degrees, 10 minutes, 11 seconds West, a distance of 39.79 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the northwest end of said corner clip;

THENCE, North 00 degrees, 26 minutes, 53 seconds West, along the said east line of Research Boulevard, a distance of 135.77 feet to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the left;

THENCE, in a northerly direction, along said curve and along the said east line of Research Boulevard, having a central angle of 27 degrees, 33 minutes, 03 seconds, a radius of 1,040.00 feet, a chord bearing and distance of North 14 degrees, 13 minutes, 22 seconds West, 495.28 feet, an arc distance of 500.09 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the end of said curve; said point being the south end of a right-of-way corner clip at the intersection of the said east line Research Boulevard and the east right-of-way line of Design Road (a 60-foot wide right-of-way);

THENCE, North 10 degrees, 30 minutes, 35 seconds East, a distance of 34.05 feet to a 1/2-inch iron rod found at the north end of said corner clip; said point being the beginning of a non-tangent curve to the left;

THENCE, along the said east line of Design Road the following three (3) calls:

In a northerly direction along said curve, having a central angle of 48 degrees, 08 minutes, 16 seconds, a radius of 305.00 feet, a chord bearing and distance of North 23 degrees, 37 minutes, 15 seconds East, 423.69 feet, an arc distance of 256.25 feet to a 1/2-inch iron rod found at the end of said curve;

North 00 degrees, 26 minutes, 53 seconds West, a distance of 563.00 feet to a 1/2-inch iron rod found at the beginning of a curve to the left;

In a northerly direction along said curve, having a central angle of 28 degrees, 41 minutes, 12 seconds, a radius of 305.00 feet, a chord bearing and distance of North 14 degrees, 47 minutes, 29 seconds West, 151.12 feet, an arc distance of 152.71 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the end of said curve; said point being the northwest corner of said Lot 1B;

THENCE, North 60 degrees, 52 minutes, 03 seconds East, departing the said east line of Design Road and along the north line of said Lot 1B, a distance of 310.54 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set;

THENCE, North 89 degrees, 33 minutes, 07 seconds East, continuing along the said north line of Lot 1B, a distance of 60.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set in the west line of said Lot A1-R; said point being the northeast corner of said Lot 1B;

THENCE, North 00 degrees, 26 minutes, 53 seconds West, along the west line of said Lot Lot A1-R and along the east line of Lot 1A, said Block 3, a distance of 462.25 feet to a 1/2-inch iron rod with yellow cap found for corner in the south right-of-way line of East Arbrook Boulevard (a variable width right-of-way); said point being the beginning of a non-tangent curve to the right;

THENCE, along the said south line of East Arbrook Boulevard the following three (3) calls:

In a southeasterly direction, along said curve, having a central angle of 29 degrees, 03 minutes, 00 seconds, a radius of 844.67 feet, a chord bearing and distance of South 75 degrees, 25 minutes, 36 seconds East, 483.21 feet, an arc distance of 428.26 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the beginning of a reverse curve to the left;

In a southeasterly direction, along said curve, having a central angle of 29 degrees, 00 minutes, 31 seconds, a radius of 964.67 feet, a chord bearing and distance of South 75 degrees, 25 minutes, 36 seconds East, 483.21 feet, an arc distance of 488.41 feet to a 1/2-inch iron rod with "VASELKA" cap found at the end of said curve;

South 89 degrees, 54 minutes, 13 seconds East, a distance of 1,938.97 feet to a "+" cut in concrete set for corner at the intersection of the said south line of East Arbrook Boulevard and the west right-of-way line of South State Highway No. 360 (a variable width right-of-way); said point being the beginning of a non-tangent curve to the right;

THENCE, along the said west line of State Highway No. 360 the following eight (8) calls:

In a southwesterly direction, along said curve, having a central angle of 6 degrees, 16 minutes, 32 seconds, a radius of 1,402.97 feet, a chord bearing and distance of South 18 degrees, 43 minutes, 31 seconds West, 153.59 feet, an arc distance of 153.67 feet to a 5/8-inch iron rod found at the end of said curve;

South 21 degrees, 51 minutes, 47 seconds West, a distance of 199.99 feet to a 1/2-inch iron rod with "DISCULLO & TERRY" cap found for corner at the beginning of a non-tangent curve to the left;

In a southwesterly direction along said curve, having a central angle of 18 degrees, 12 minutes, 36 seconds, a radius of 1,456.89 feet, a chord bearing and distance of South 12 degrees, 43 minutes, 47 seconds West, 461.09 feet, an arc distance of 463.04 feet to a concrete monument found at the end of said curve;

South 03 degrees, 37 minutes, 29 seconds West, a distance of 189.79 feet to a brass disc stamped "TXDOT" found for the beginning of a curve to the right;

In a southwesterly direction, along said curve, having a central angle of 32 degrees, 30 minutes, 39 seconds, a radius of 695.54 feet, a chord bearing and distance of South 19 degrees, 52 minutes, 48 seconds West, 389.39 feet, an arc distance of 394.66 feet to a concrete monument found at the end of said curve;

South 61 degrees, 49 minutes, 49 seconds West, a distance of 76.89 feet to a 3/4-inch iron rod found for corner;

South 43 degrees, 50 minutes, 26 seconds West, a distance of 46.47 feet to a 3/4-inch iron rod found for corner;

South 25 degrees, 15 minutes, 08 seconds West, a distance of 77.28 feet to a brass disc stamped "TXDOT" found for the beginning of a non-tangent curve to the right;

OWNERS CERTIFICATE (CONTINUED)

THENCE, along said north line of East Interstate Highway No. 20 the following eleven (11) calls:

In a southwesterly direction, along said curve, having a central angle of 24 degrees, 54 minutes, 47 seconds, a radius of 700.28 feet, a chord bearing and distance of South 64 degrees, 36 minutes, 26 seconds West, 302.10 feet, an arc distance of 304.49 feet to a brass disc stamped "TXDOT" found at the end of said curve;

South 77 degrees, 04 minutes, 38 seconds West, a distance of 86.75 feet to a concrete monument found for corner;

South 82 degrees, 24 minutes, 24 seconds West, a distance of 326.44 feet to a 3/4-inch iron rod found for corner;

South 77 degrees, 12 minutes, 33 seconds West, a distance of 99.83 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

South 70 degrees, 47 minutes, 19 seconds West, a distance of 276.48 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

South 77 degrees, 08 minutes, 37 seconds West, a distance of 650.73 feet to a concrete monument found for the beginning of a curve to the right;

In a westerly direction, along said curve, having a central angle of 6 degrees, 51 minutes, 19 seconds, a radius of 2,901.53 feet, a chord bearing and distance of South 80 degrees, 34 minutes, 16 seconds West, 346.95 feet, an arc distance of 347.16 feet to a 1/2-inch iron rod with yellow cap found at the end of said curve;

North 80 degrees, 41 minutes, 50 seconds West, a distance of 101.91 feet to a 1/2-inch iron rod with "HALFF" cap found for corner;

South 89 degrees, 57 minutes, 27 seconds West, a distance of 98.47 feet to a 1/2-inch iron rod with "HALFF" cap found for corner;

South 72 degrees, 11 minutes, 33 seconds West, a distance of 103.08 feet to a "TXDOT" monument found for corner; from said point a 3/4-inch iron rod found bears North 72 degrees, 14 minutes, 3.2 feet;

North 89 degrees, 53 minutes, 29 seconds West, a distance of 239.03 feet to the POINT OF BEGINNING;

CONTAINING: 5,183,467 square feet or 118,996 acres of land, more or less.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, acting by and through the undersigned, its duly authorized agent, do hereby adapt this plat designating the hereinabove described real property as LOT 1-9, BLOCK 1, RIDGE 20/360 ADDITION, an addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate to the public's use the streets, easements, and parks shown thereon, except 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.

NAME:
TITLE:

STATE OF TEXAS ~

COUNTY OF TARRANT ~

BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day of 2016.

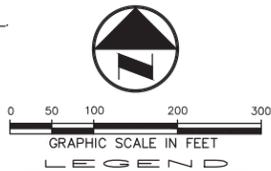
Notary Public in and for The State of Texas

My Commission expires:

Approved by the City of Arlington Planning and Zoning Commission on

Chairman - Planning and Zoning Commission

Secretary - Planning and Zoning Commission



MATCH LINE (SEE SHEET 1)

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 9/15/16.

Paul Daniel
Registered Professional Land Surveyor
No. 6534

STATE OF TEXAS ~

COUNTY OF TARRANT ~

BEFORE ME, the undersigned authority, on this day personally appeared Paul Daniel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day of 2016.

Notary Public in and for The State of Texas

My Commission expires:

MAINTENANCE STATEMENT

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE FOLLOWING: PRIVATE ACCESS EASEMENT AND ASSOCIATED IMPROVEMENTS - THE PRIVATE STORM DRAIN SYSTEMS, VEGETATED/EARTHEN CHANNEL, DETENTION POND, AND ASSOCIATED DRAINAGE EASEMENTS, HEREIN REFERRED TO AS BEST MANAGEMENT PRACTICE(S) (BMPs) FOR STORM WATER QUALITY, TO BE DEVELOPED AND CONSTRUCTED BY

OWNER OR DEVELOPER'S 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. DEVELOPERS SHALL IMPOSE THESE COVENANTS UPON LOT(S) 1, 2, 3, 5 AND 6 ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATION SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENT'S SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

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

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

OWNER:

TITLE:

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

Chairman, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Lists curve data for C1 through C38.

Table with columns: LINE, BEARING, LENGTH. Lists line data for L1 through L26.

Table with columns: LINE, BEARING, LENGTH. Lists line data for L27 through L55.

PAVING: 9/15/2016 4:53 PM
M:\DWG-21\21515-15_443\DWG\SURVEY_CSD_2015\2153-15_443RPP.DWG

OWNER:
NAME: PARK 20-360 INVESTORS, LLC
CONTACT: KENT W. NEWSON
ADDRESS: 5001 SPRING VALLEY ROAD
PHONE: 214-850-2341
EMAIL: Kent.Newson@bridgedevelopment.net
SURVEYOR:
CONTACT: MIKE LEWIS, RPLS
ADDRESS: 6100 WESTERN PLACE, STE. 1001
PHONE: 817-412-7155
EMAIL: mlewis@pkce.com
ENGINEER/AGENT:
CONTACT: CLAYTON STROLLE, PE
ADDRESS: 7557 RAMBLER ROAD, STE. 1400
PHONE: 972-235-3031
EMAIL: cstrolle@pkce.com

SHEET 2 OF 2
PRELIMINARY PLAT
PARK 20/360
BLOCK 1, LOTS 1-9
BEING ALL OF LOT A1-R, ARBROOK ADDITION RECORDED IN VOL. 388-151, PG. 74 AND ALL OF LOT 1B, BLOCK 3, ARLINGTON TECH CENTRE RECORDED IN CABINET A, SLIDE 4903 AND BEING 118,996 ACRES OUT OF THE WILLIAM HAYMAN SURVEY, ABSTRACT NO. 642, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS
MARCH 18, 2016
NINE (9) NON-RESIDENTIAL LOTS

Pacheco Koch logo and contact information: 6100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817.412.7155 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-101938-24

PRELIMINARY PLAT - PARK 20/360, BLOCK 1, LOTS 1-9

Staff Report



Zoning Case ZA16-8 (Ballweg Residential)

Planning and Zoning Meeting Date: 9-21-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case ZA16-8.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 43.634 acres addressed at 7415, 7418, and 7500 Webb Ferrell Road, and generally located west of South Collins Street and south of Mansfield Webb Road.

Current zoning: Residential Estate (RE)

Requested zoning: Residential Single Family – 7.2 (RS-7.2)

The subject site is currently developed with an existing residence and related agricultural outbuildings.

Adjacent Land Uses

Properties to the east and south are zoned RS-7.2 and developed with single family residences. The property to the west across Loretta Day Drive is developed with James Coble Middle School. The property to the north is zoned RE and includes the Bowman Branch Linear-Mansfield Webb-Webb Ferrell Park with Webb Community Park extending to the north. These parks include future plans for installing additional off-street trails.

Comprehensive Plan Analysis

The proposed new zoning designation is Residential Single-Family-7.2 (RS-7.2). The Comprehensive Plan contains goals to develop residential neighborhoods with a variety of housing styles, to encourage the provision of affordable quality housing to attract new middle and upper income families to Arlington, as well as providing high quality housing options for Arlington's current residents. This area is primarily residential, and the requested zoning change would maintain the general character of the surrounding area. While maintaining the character, this development does not provide variety in housing styles as stated as a goal of the Comprehensive Plan.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

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

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

October 11, 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: Mycoskie, McInnis and Associates represented by Douglas Cooper

Property Owner: Jim Ballweg

Sector Plan: Southeast

Council District: 3

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently unplatted and commonly known as Abstract Number 482 of the Silas Estes Survey, Abstract Number 1592 of the W H Vant Survey, and Abstract Number 516 of the S Ferrell Survey.

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

Case No.	Location	Request	Disposition
PD16-7 Edgefield	Southwest	PD for CC to PD for RS-7.2	Approved

Transportation: The proposed development has three points of access.

Thoroughfare	Existing	Proposed
Webb Ferrell Road	60-foot, 2-lane undivided minor collector	60-foot, 2-lane undivided minor collector
Ballweg Drive	70-foot, 2-lane undivided major collector	70-foot, 4-lane undivided minor collector
Loretta Day Drive	58-foot, 2-lane undivided major collector	70-foot, 4-lane undivided major collector

Traffic Impact: The proposal will require a Thoroughfare Development Plan amendment. A change in zoning will increase the average daily trips by 251, with an addition of 20 trips during the a.m. peak hour and 27 trips during the p.m. peak hour. Improvements to handle the increased traffic to the adjacent street system will be reviewed with the Preliminary Plant and Public Improvement Plans.

Water & Sewer: Water is available from a 12-inch water line in Webb Ferrell Road, from a 16" water line in Ballweg Road, from a 6" water

Case Information



line in Waterfowl Trail, from an 8" water line in Longbow Lane, and from a 12" water line in Loretta Day Drive.

Drainage:

The site is located within both the Bowman Branch and Walnut Creek drainage basins. No portion of the site is located in a floodplain.

Fire:

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

School District:

Mansfield Independent School District.

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

Notices Sent:

Neighborhood Associations:

- ACTION North Arlington
- Arlington Alliance for Responsible Government
- Arlington Neighborhoods
- East Arlington Review
- Far South Arlington Neighborhood Association
- Forest Hills Home Owners Association
- Mansfield Independent School District
- Northern Arlington Ambience
- West Citizen Action Network (WeCan)
- Berkeley Square Crime Watch
- Deer Creek Neighborhood Watch
- Fossil Lake III Home Owners Association
- Harris Crossing Home Owners Association
- Lake Port Meadows Home Owners Association
- Lake Port Village Community Association, Inc.
- Meadow Vista Community Watch Organization
- Nature's Glen
- The Crossing at Ruidosa Ridge Neighborhood

Property Owners:

72

Letters of Support:

0

Letter of Opposition:

0

Itemized Allowable Uses



Allowable Uses: RESIDENTIAL SINGLE-FAMILY 7.2 (SF-7.2)

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

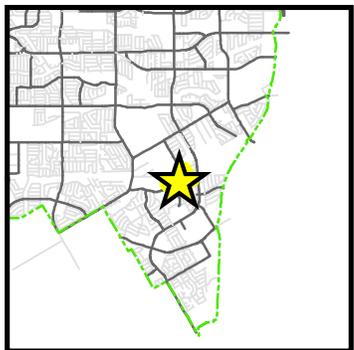
Specific Use Permit (SUP) - Assisted living facility (≥ 7 residents), Philanthropic institution (other than listed), Bed and breakfast inn, Day care center, Country club, Marina, Airport or landing field, Gas well, Telecommunication Facilities Towers ≤ 75 ft., Stealth towers ≤ 100 ft., Telecommunication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

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



LOCATION MAP ZA16-8

RE TO RS-7.2
43.634 ACRES



ZA16-8

West of South Collins Street and south of Mansfield Webb Road



View of subject site from Webb Ferrell Road. View south.



View of adjacent properties to the east.



View of adjacent School property across Loretta Day Drive. View west.



View of notification sign along Webb Ferrell Road. View east.

Staff Report



Zoning Case PD16-12 (Take 5 oil change - 2417 Pleasant Ridge Road)

Planning and Zoning Meeting Date: 9-21-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD16-12, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 0.531 acres addressed at 2417 Pleasant Ridge Road, and generally located north of West Pleasant Ridge Road and east of South Bowen Road.

Current zoning: Community Commercial (CC)

Requested zoning: Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan

Existing Site Conditions

The subject site was developed but unoccupied with a gas station and convenience store. The canopy and tanks have been removed from the site though the structure remains and is unoccupied. The site is currently zoned Community Commercial (CC). This application is to rezone the entire site to Planned Development for General Commercial (GC) to allow an auto service center use, which is not allowed in CC zoning.

Development Plan

The development plan proposes the demolition of the existing structure and redevelopment of the entire site. The proposal includes a 1,636-square-foot, three-bay service area specifically designed for minor repair of motor vehicles within enclosed service bays or stalls. These services may include but are not limited to services such as retail sale and dispensing of lubricating oils, tires, filters, and other limited repair and maintenance work.

The structure shall consist of two main exterior materials, brick veneer and EIFS. A tower element has been added to the corner of the structure incorporating a standing seam metal roof with a 12:10 slope.

The building is designed such that the customer is required to remain in the vehicle while their vehicle is being serviced and, therefore there is no waiting area incorporated into the design. The corporate concept is focused on convenience for the customer.

Landscaping and Screening

The applicant is proposing a landscape plan that complies with the requirements of the Unified Development Code (UDC). Per the UDC, Section 3.2.3.B.1 Auto Service Center, service bays shall not face a public street. With this PD, the applicant is proposing a deviation to this standard. The applicant is proposing the installation of a six-foot tall masonry wall along the Pleasant Ridge street frontage in order to screen the bay doors from the public right-of way.

The following is a comparison of the current UDC standards to the applicant’s proposed landscape:

	Required per UDC	Proposed
Landscape Setback		
Setback Width	15 feet	15 feet
Trees in Setback	Eight 3” caliper trees	Eight 4” caliper trees
Plants in Setback	72 plants	15 ornamental grasses 104 shrubs 150 groundcover plants All focused on the Pleasant Ridge street frontage
Parking Lot Islands		
Trees in Islands	One 3” caliper tree per island	Four 4” caliper tree per island
Additional Landscaping		
Additional landscaping has been installed around the structure and in the island adjacent to the stacking area and around all the internal parking areas. The applicant is including a combination of boulders, Colorado River Rock, shrubs, ornamental grasses, and seasonal color to accent the project.		

The proposed, eight-foot tall dumpster enclosure will be wrapped with brick veneer to provide compatibility with the primary structure. The applicant is also providing the required, four-foot tall evergreen living screen.

Parking

Based on the proposed use, two parking spaces are required (2 per 1000 gfa). The applicant is providing nine parking spaces. Each over-parked space requires three additional trees per the UDC. The applicant has complied with this requirement by installing three 4-inch caliper trees. Along with required vehicle parking, one bicycle rack is required.

Adjacent Land Uses

The property to the north of the subject site is zoned Community Commercial (CC) and is developed with a restaurant use. The property to the east has split zoning, Community Commercial (CC) and Neighborhood Commercial (NC), and is developed as a financial institution. The property to the south is zoned Community Commercial (CC) and is developed with a commercial use that includes gasoline sales. The property to the west is developed with a commercial use that includes gasoline sales, and is also located outside of Arlington city limits.

Comprehensive Plan Analysis

The proposed zoning change from CC to PD for auto service center represents a move away from the low-intensity neighborhood commercial uses that are envisioned for established residential areas in the Comprehensive Plan. The Comprehensive Plan contains goals to develop high-quality residential neighborhoods along with commercial development that provides convenient neighborhood services to local residents. While immediately adjacent uses are zoned CC, the surrounding areas are primarily residential and a park and trail are located close to the site.

Although the Comprehensive Plan calls for neighborhood and community convenience uses at this location, the addition of the proposed auto service center contributes to the

oversaturation of this use in this area. The zoning request is not reasonable considering the existing development patterns within the general vicinity.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (3 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

October 11, 2016

STAFF CONTACTS

Jennifer Pruitt, AICP, LEED AP
Development Planning Manager
Community Development and Planning
817-459-6138

Kevin Charles
Senior Planner
Community Development and Planning
817-459-6515

Jennifer.Pruitt@arlingtontx.gov

Kevin.Charles@arlingtontx.gov

Case Information



Applicant: Richmond Group, represented by James M. Corkill, FAHA/AIA

Property Owner: Pleasant Ridge Road Property, LLC represented by Chan Lee

Sector Plan: West

Council District: 4

Allowable Uses: Auto service center

Development History: The subject site is currently platted and is commonly known as Lot 6A, Block 2 of the Pleasant Ridge Acres Addition.

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

Transportation: The proposed development has two points of access one from Pleasant Ridge and one from South Bowen Road.

Thoroughfare	Existing	Proposed
South Bowen Road	120-foot, 6-lane divided arterial	120-foot, 6-lane divided arterial
Pleasant Ridge	120-foot, 6-lane divided arterial	120-foot, 6-lane divided arterial

Traffic Impact: The proposed zoning change will increase the average daily trips by 396, with an addition of 30 trips during the a.m. peak hour and 37 trips during the p.m. peak hour. The additional trips will not significantly impact the adjacent roadway systems.

Water & Sewer: The site is currently served with water and sewer.

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

Fire: Fire Station Number 9, located at 909 Wimbledon Drive, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

School District: Arlington Independent School District

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

Notices Sent:

Case Information



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 Home Owner's Association
Fort Worth Independent School District
HEB Independent School District
Kennedale Independent School District
Mansfield Independent School District
Northern Arlington Ambience
West Citizen Action Network (WeCan)
Wimbledon Addition Home Owner's Association
Southwest Arlington Property Owners (SWAPO)

Property Owners: 6
Letters of Support: 0
Letter of Opposition: 0

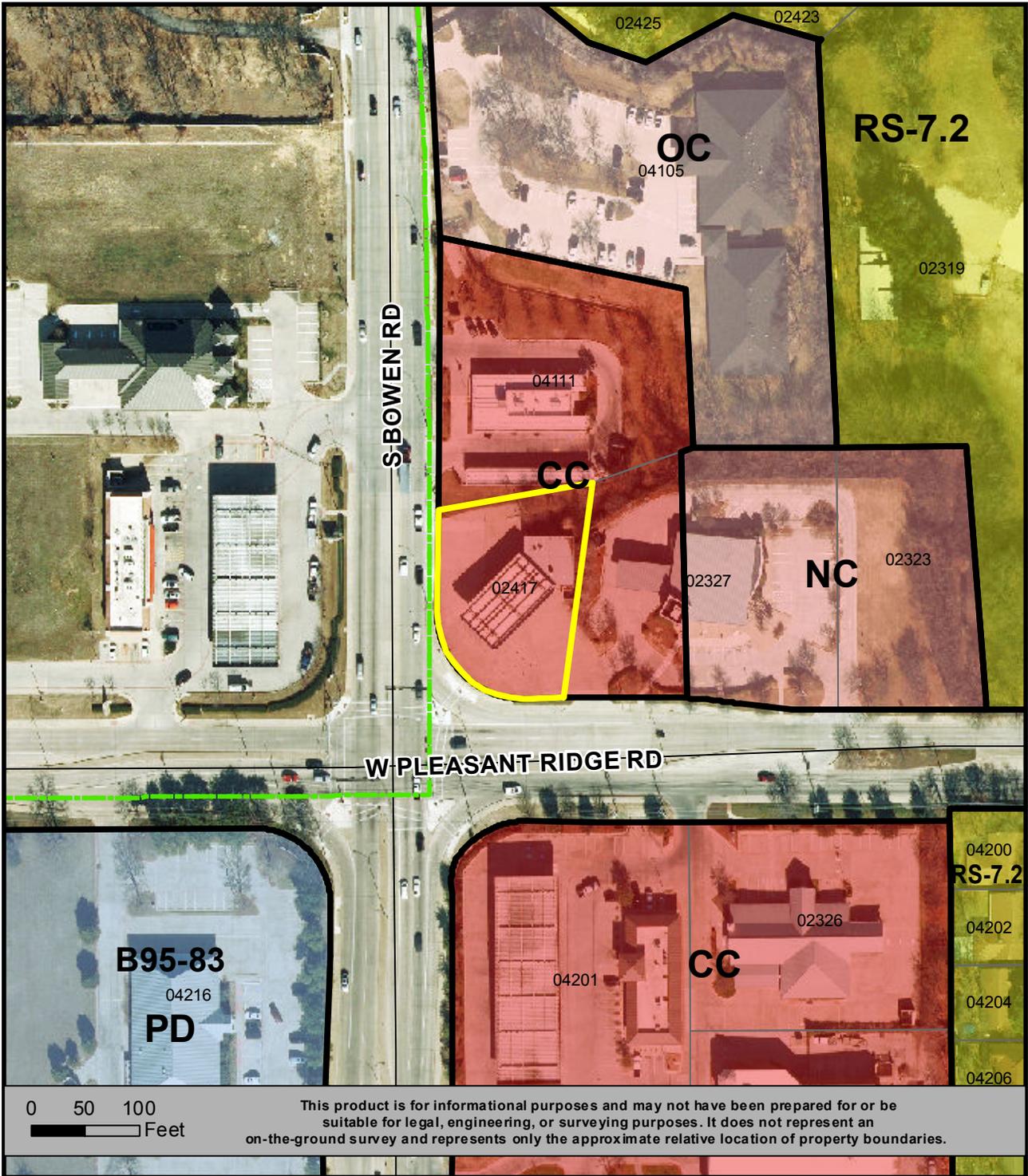
Itemized Allowable Uses



Allowable Uses:

**Planned Development (PD) for General Commercial (GC)
uses limited to Auto service center**

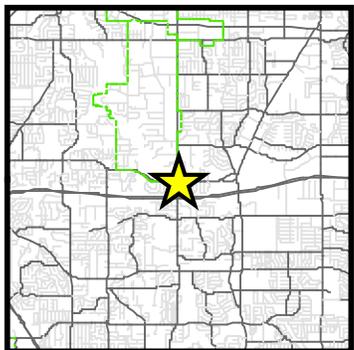
Permitted – Auto service center



LOCATION MAP
PD16-12

 **PD FOR GC USES LIMITED TO AN AUTO SERVICE CENTER WITH DEVELOPMENT PLAN**





PD16-12

North of West Pleasant Ridge Road and east of South Bowen Road



View of subject site. View northeast.



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



View of adjacent commercial use located north of the subject site. View south.



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



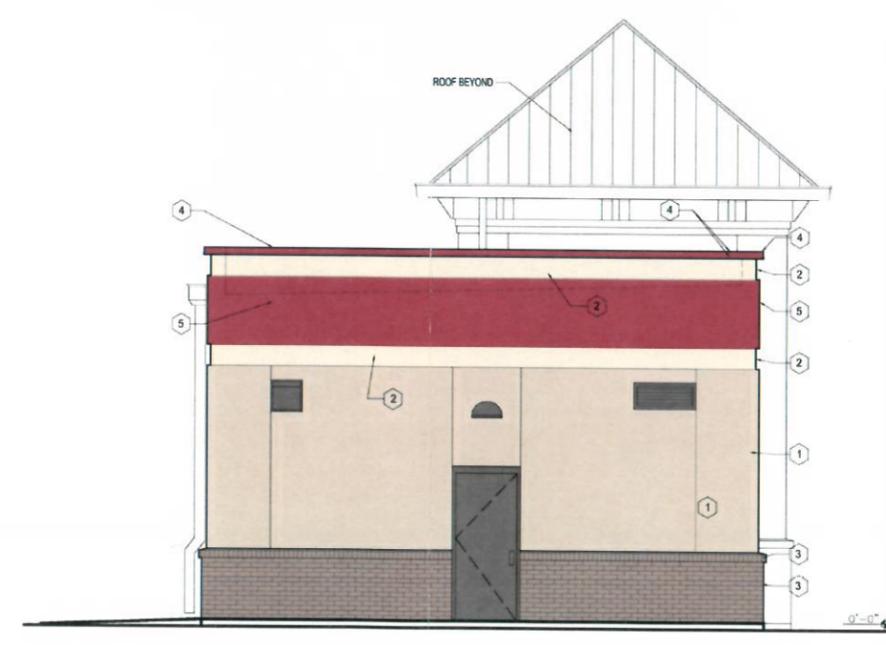
1 WEST ELEVATION
A-200 1/4"=1'-0"



3 SOUTH ELEVATION
A-200 1/4"=1'-0"



2 EAST ELEVATION
A-200 1/4"=1'-0"



4 NORTH ELEVATION
A-200 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE

NO.	AREA	TYPE	COATS	COLOR
1	EFS MAIN COLOR	-	-	COLOR SELECTED BY ARCHITECT MATCH GLIDDEN COLOR #A0734, GOLDEN NEEDLES
2	EFS ACCENT BAND	-	-	COLOR SELECTED BY ARCHITECT MATCH GLIDDEN COLOR #A0B15, COUNTRY CREAM
3	BRICK	-	-	COLOR SELECTED BY ARCHITECT HENRY BRICK CO. MFG. "OLE CAHABA"
4	COPING / CORNICE	-	-	COLOR SELECTED BY ARCHITECT MATCH GLIDDEN COLOR #A0290, FLAMING SWORD
5	EFS SECONDARY COLOR	-	-	COLOR SELECTED BY ARCHITECT MATCH GLIDDEN COLOR #A0290, FLAMING SWORD

TAKE 5 / 5 MINUTE OIL CHANGE
1440 BATTLEFIELD BLVD NORTH
CHESAPEAKE VA 23320
FOR: TAKE 5 OIL CHANGE
METAIRIE LA

1212 KENILWORTH AVENUE
CHARLOTTE, NORTH CAROLINA 28204
PHONE: 704.370.6000 FAX: 704.370.6006
www.childreyrobinson.com

CHILDREY ROBINSON ASSOCIATES
ARCHITECTURE

7-15-2014

ELEVATIONS

A-200

Z:\0000 PROJECT DRAWING FILES\1 - V PROJECTS\TAKE 5 CHESAPEAKE VA\CAD FILES\BASE 040214.DWG

Staff Report



Zoning Case PD16-13 (Take 5 oil change - 5801 Office Park Drive)

Planning and Zoning Meeting Date: 9-21-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD16-13, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 0.49 acres addressed at 5801 Office Park Drive, and generally located north of West Interstate Highway 20 and west of West Green Oaks Boulevard.

Current zoning: Community Commercial (CC)

Requested zoning: Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan

Existing Site Conditions

The subject site was developed with a restaurant, but is currently unoccupied. The site is currently zoned Community Commercial (CC). This application is to rezone the entire site to Planned Development for General Commercial (GC) to allow an auto service center use, which is not allowed in CC zoning.

Development Plan

The development plan proposes the demolition of the existing structure and redevelopment of the entire site. The proposal includes a 1,629.04-square-foot, three-bay service area specifically designed for minor repair of motor vehicles within enclosed service bays or stalls. These services may include but are not limited to services such as retail sale and dispensing of lubricating oils, tires, filters, and other limited repair and maintenance work.

The structure shall consist of two main exterior materials, brick veneer and EIFS. A tower element has been added to the corner of the structure incorporating a standing seam metal roof with a 12:10 slope.

The building is designed such that the customer is required to remain in the vehicle while their vehicle is being serviced and, therefore there is no waiting area incorporated into the design. The corporate concept is focused on convenience for the customer.

Landscaping and Screening

The applicant is proposing a landscape plan that complies with the requirements of the Unified Development Code (UDC). Per the UDC, section 3.2.3.B.1 Auto Service Center, service bays shall not face a public street. With this PD, the applicant is proposing a deviation to this standard. The applicant is proposing the installation of a six-foot tall masonry wall along the Matlock Road street frontage in order to screen the bay doors from the public right-of way.

The following is a comparison of the current UDC standards to the applicant’s proposed landscape:

	Required per UDC	Proposed
Landscape Setback		
Setback Width	15 feet	15 feet
Trees in Setback	Eight 3” caliper trees	Eight 4” caliper trees
Plants in Setback	84 plants	73 ornamental grasses 64 shrubs 10 seasonal color plants
Parking Lot Islands		
Trees in Islands	One 3” caliper tree per island	Four 4” caliper tree per island
Additional Landscaping		
Additional landscaping has been installed around the structure and in the island adjacent to the stacking area and around all the internal parking areas. The applicant is including a combination of decomposed granite, shrubs, ornamental grasses, and seasonal color to accent the project.		

The proposed, eight-foot tall dumpster enclosure will be wrapped with brick veneer to provide compatibility with the primary structure. The applicant is also providing the required four-foot tall evergreen living screen.

Parking

Based on the proposed use, two parking spaces are required (2 per 1000 gfa). The applicant is providing eight parking spaces. Each over-parked space requires three additional trees per the UDC. The applicant has complied with this requirement by installing three 4-inch caliper trees. Along with required vehicle parking, one bicycle rack is required.

Adjacent Land Uses

The properties to the north, south, and west of the subject site are zoned Community Commercial (CC) and are developed with a restaurant use to the west, a strip shopping center to the north, and across Office Park Drive to the south. The property to the east across Little Road is zoned as a PD for an Auto Service Center (Firestone).

Comprehensive Plan Analysis

The proposed zoning change from CC to PD for auto service center represents a move away from the low-intensity neighborhood commercial uses that are envisioned for established residential areas in the Comprehensive Plan. The Comprehensive Plan contains goals to develop high-quality residential neighborhoods along with commercial development that provides convenient neighborhood services to local residents. While immediately adjacent uses are zoned CC, the surrounding areas are primarily residential and a park and trail are located close to the site.

Although the Comprehensive Plan calls for neighborhood and community convenience uses at this location, the addition of the proposed auto service center contributes to the oversaturation of this use in this area. The zoning request is not reasonable considering the existing development patterns within the general vicinity.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (3 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

October 11, 2016

STAFF CONTACTS

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

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

Case Information



Applicant: Richmond Group, represented by James M. Corkill, FAHA/AIA

Property Owner: Milner Ltd. Partnership represented by John Milner

Sector Plan: West

Council District: 4

Allowable Uses: Auto service center

Development History: The subject site is currently platted and is commonly known as Lot 23B of the A.C. Richey Addition.

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

Transportation: The proposed development has one point of access from Little Road and two points of access from Office Park Drive.

Thoroughfare	Existing	Proposed
Little Road	120-foot one-way lanes undivided major arterial	120-foot one-way lanes undivided major arterial
Office Park Drive	50-foot ROW 2 lanes undivided local street	50-foot ROW 2 lanes undivided local street

Traffic Impact: The proposed zoning change will increase the average daily trips by 396, with an addition of 30 trips during the a.m. peak hour and 37 trips during the p.m. peak hour. The additional trips will not significantly impact the adjacent roadway systems.

Water & Sewer: The site is currently served with water and sewer.

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

Fire: Fire Station Number 7, located at 4000 Little Road, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

School District: Arlington Independent School District

Case Information



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 Assn
- Forest Hills Home Owner's Association
- Fort Worth Independent School District
- HEB Independent School District
- Kennedale Independent School District
- Mansfield Independent School District
- Northern Arlington Ambience
- West Citizen Action Network (WeCan)
- Shorewood Estates
- Hidden Oaks Addition
- Overland Stage Neighborhood Association
- Willow Bend/Thousand Oaks Additions
- Southwest Arlington Property Owners (SWAPO)

Property Owners: 13
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



Allowable Uses:

**Planned Development (PD) for General Commercial (GC)
uses limited to Auto service center**

Permitted – Auto service center



LOCATION MAP
PD16-13

PD FOR GC USES LIMITED TO AN AUTO SERVICE CENTER WITH DEVELOPMENT PLAN



PD16-13

North of West Interstate Highway 20 and west of West Green Oaks Boulevard



View of subject site. View north.



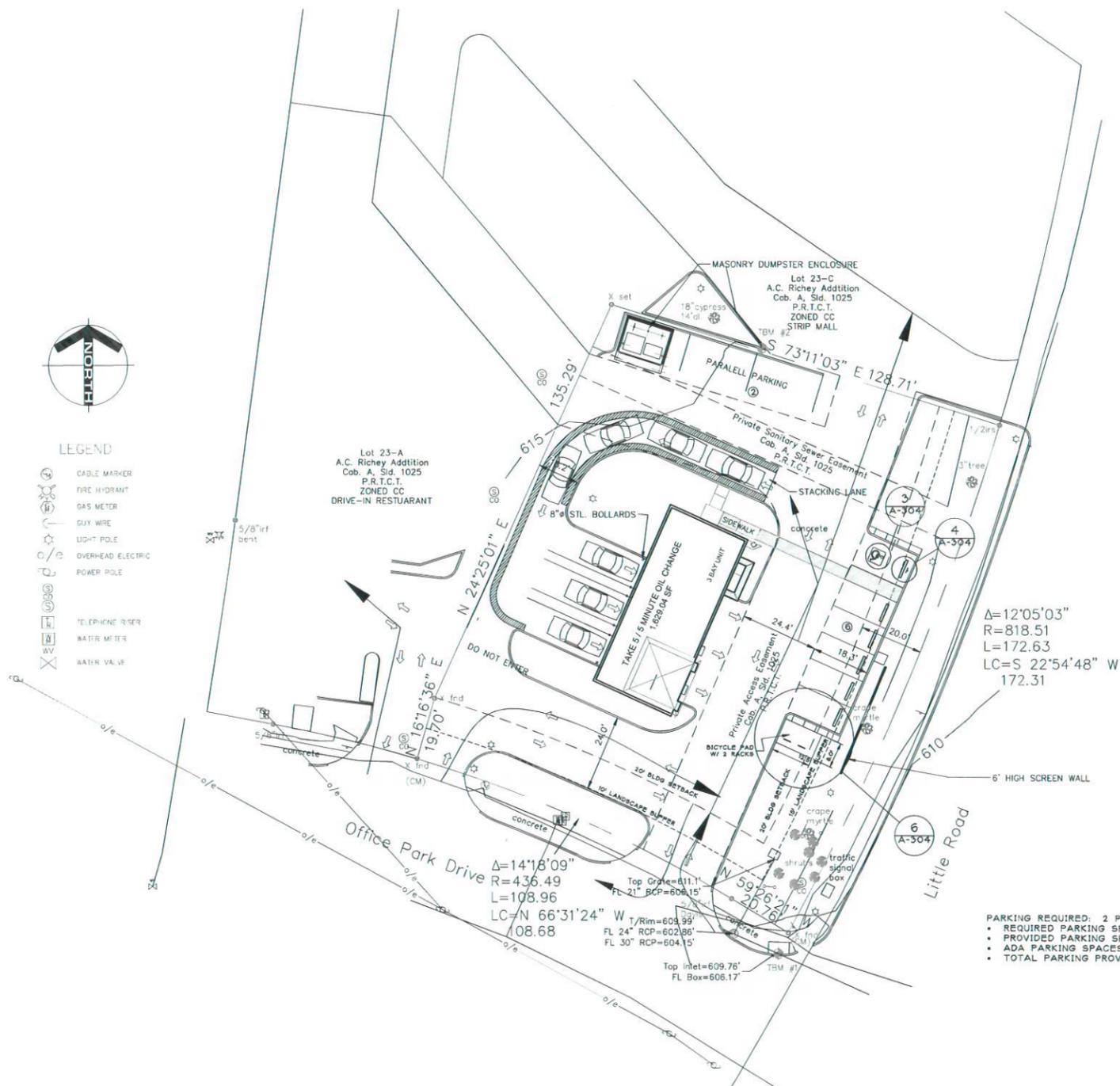
View of adjacent commercial use located east of the subject site. View east.



View of adjacent commercial use located south of the subject site. View south.



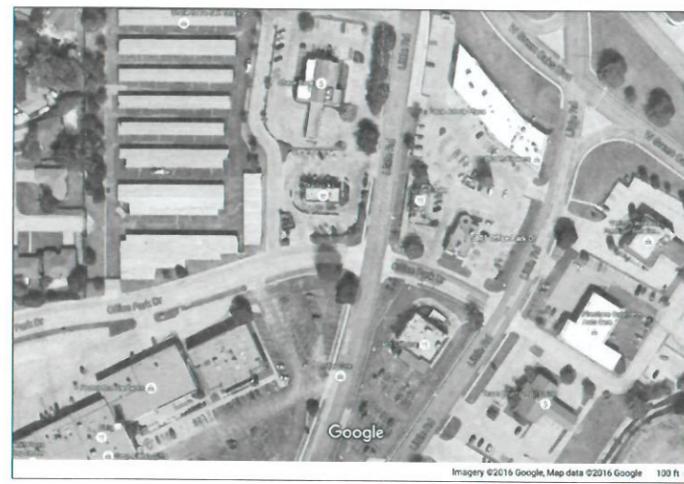
View of adjacent commercial use located west of the subject site. View west.



LEGEND

- CABLE MARKER
- FIRE HYDRANT
- GAS METER
- GUY WIRE
- LIGHT POLE
- OVERHEAD ELECTRIC
- POWER POLE
- TELEPHONE RISER
- WATER METER
- WATER VALVE

1 ARCHITECTURAL SITE PLAN ALTERNATE #6
 A-101 SCALE: 1"=20'



2 VICINITY MAP
 SP-101 SCALE: N.T.S.

PROPOSED LAND USE: AUTOMOBILE SERVICE CENTER
 SQUARE FOOTAGE: BUILDING = 1,659.04 SF
 LAND = 21,358.98 SF
 ACREAGE: LAND = .49 AC
 DENSITY OF PROPOSED LAND USE: .077
 GROSS AREA OF
 STREETS= NONE
 SIDEWALKS= 245.3 SF
 OTHER PAVED SURFACES= 16,597.82 SF
 GROSS AREA OF OPEN SPACE= 16,843.12 SF
 PERCENTAGE OF TOTAL PROPERTY= 78%

PARKING REQUIRED: 2 PER 1000 OF GFA
 • REQUIRED PARKING SPACES = 2
 • PROVIDED PARKING SPACES = 7
 • ADA PARKING SPACES = 1
 • TOTAL PARKING PROVIDED = 8

TAKE 5 / 5 MINUTE OIL CHANGE



5801 OFFICE PARK
 ARLINGTON, TX 76016

TAKE 5 / 5 MINUTE
 OIL CHANGE

2450 SEVERN AVE. SUITE 308
 METAIRIE, LA 70001

RICHMOND GROUP
 ARCHITECTURE & PLANNING
 12200 STEWARTS FREEMAN, STE. 317, DALLAS, TEXAS 75234
 PHONE: 972-484-5977 - FAX: 972-484-8641 - RGRG-ARCH.COM



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 constitute the original and unqualified work
 of the Architect, and the same may not be
 duplicated, used or disclosed without the
 written consent of the Architect.

REVISION	
	DATE
	PURPOSE
	DATE
	PURPOSE

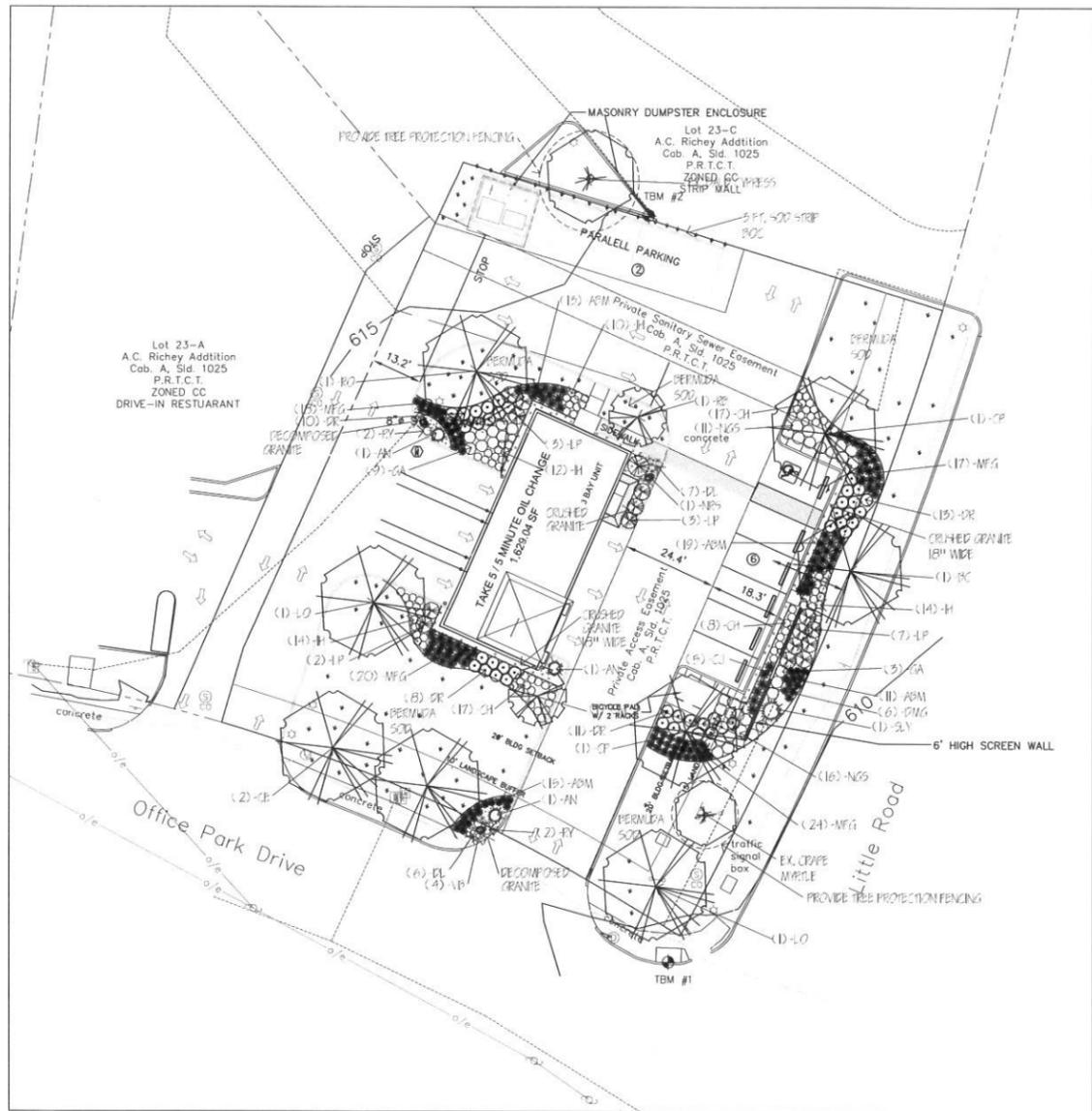
PROJECT NUMBER
 2508

DATE
 XX.XX.XX

SHEET
 ARCHITECTURAL
 SITE PLAN

SP-106

DWG. FILE PLOT SCALE



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

TRUE NORTH

PLANT MATERIAL LIST

KEY	QUANTITY	TREES DESCRIPTION	SIZE
BC	1	TAXODIUM DISTICHUM BALD CYPRESS	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CE	2	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CP	2	PISTACHIA CHINENSE CHINESE PISTACHIO	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
LO	2	QUERCUS VIRGINIANA LIVE OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
RO	1	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
CM	1	LAGERSTROEMIA INDICA 'TUSCARORA' CRAPE MYRTLE	30 GAL., 6'-7 HT., 4" SPD., MIN. 4 CANES
RB	1	CERCIS CANADENSIS VAR. TEXENSIS TEXAS REDBUD	30 GAL., 6'-7 HT., 3" SPREAD
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
CJ	5	GELSEMIUM SEMPERVIRENS CAROLINA JESSAMINE	5 GAL., MIN. 15" HT., SPACING A.S.
LP	15	LOROPETALUM CHINENSE CHINESE FRINGEFLOWER 'PURPLE DIAMOND'	5 GAL., MIN. 15" HT., 24" O.C.
DR	42	ROSA 'MEISWETDOM' DRIFT ROSE 'SWEET DRIFT'	5 GAL., MIN. 15" HT., 24" O.C.
GA	12	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	50	RAPHIOLEPSIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	3	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	3 GAL., 12" HT., SPACING A.S.
NGS	27	NANDINA DOMESTICA 'GULF STREAM' NANDINA 'GULF STREAM'	5 GAL., MIN. 15" HT., 24" O.C.
CH	42	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 15" HT., 18" O.C.
NRS	1	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., MIN. 5' HT., 3" SPREAD
RY	4	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT., SPACING A.S.
SLY	1	YUCCA RECURVIFOLIA SOFT LEAF YUCCA	5 GAL., MIN. 15" HT.
KEY	QUANTITY	BLOOMING COLOR DESCRIPTION	SIZE
DL	13	HEMEROCALLIS 'STELLA D'ORA' DAYLILY	1 GAL., FULL PLANT 16" O.C.
VB	4	VERBENA X. HYBRIDA VERBENA 'HOMESTEAD PURPLE'	1 GAL., FULL PLANT SPACING A.S.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	58	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	1 GAL., FULL PLANT 16" O.C.
DMG	6	MISCANTHUS SINENSIS 'GRACILLIMUS' DF. MAIDEN GRASS	1 GAL., FULL PLANT 16" O.C.
MFG	79	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.



LOCATOR MAP
NOT TO SCALE

CITY OF ARLINGTON

LANDSCAPE REQUIREMENTS

STREET LANDSCAPING :

15' BUFFER REQUIRED & PROVIDED
LITTLE ROAD - 1 TREE PER 35 L.F. @ 172 L.F.
REQUIRED = 5 TREES PROVIDED = 5 TREES
10' BUFFER REQUIRED & PROVIDED
OFFICE PARK DRIVE - 1 TREE PER 35 L.F. @ 105 L.F.
REQUIRED = 3 TREES PROVIDED = 3 TREES

PARKING LOT SCREENING = SHRUBS PROVIDED FOR HEADLIGHT SCREEN

INTERIOR PARKING LOT LANDSCAPING
1 PARKING ISLAND AT LEAST 162 SF. PER 20 SPACES @ 8 SPACES
REQUIRED = 162 SF. PROVIDED = 970 SF.
1 TREE PER REQUIRED PARKING ISLANDS @ 2 ISLANDS
REQUIRED = 2 TREES PROVIDED = 2 TREES

BIKE RACKS

5% OF REQUIRED PARKING TOTAL @ 11 SPACES = 1 BIKE PARKING SPACE
REQUIRED = 1 BIKE SPACE PROVIDED = 2 BIKE SPACES

AUTOMATIC SPRINKLER SYSTEM PROVIDED

EXISTING TREES ON PROPERTY

TAKE 5 / 5 MINUTE OIL CHANGE
5801 OFFICE PARK
ARLINGTON, TX 76016

TAKE 5 / 5 MINUTE OIL CHANGE
2450 SEVERN AVE. SUITE 308
METAIRIE, LA 70001

RICHMOND GROUP
ARCHITECTURE & PLANNING
12200 STEMMONS FREEWAY, STE. 317, DALLAS, TEXAS 75234
PHONE: 972-484-5977 - FAX: 972-484-8641 - RGRG-ARCH.COM



All drawings and written material herein constitute the original and unqualified work of the Architect, and the same may not be duplicated, used or otherwise without the written consent of the Architect.

REVISION	
△	DATE
△	PURPOSE
△	DATE
△	PURPOSE

PROJECT NUMBER
2508

DATE
07.15.16

SHEET

L1.02

DWG. FILE PLOT SCALE



JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1010 NORTH WYOMING ST. SUITE 400
ALLEN, TEXAS 75012
214-484-4828



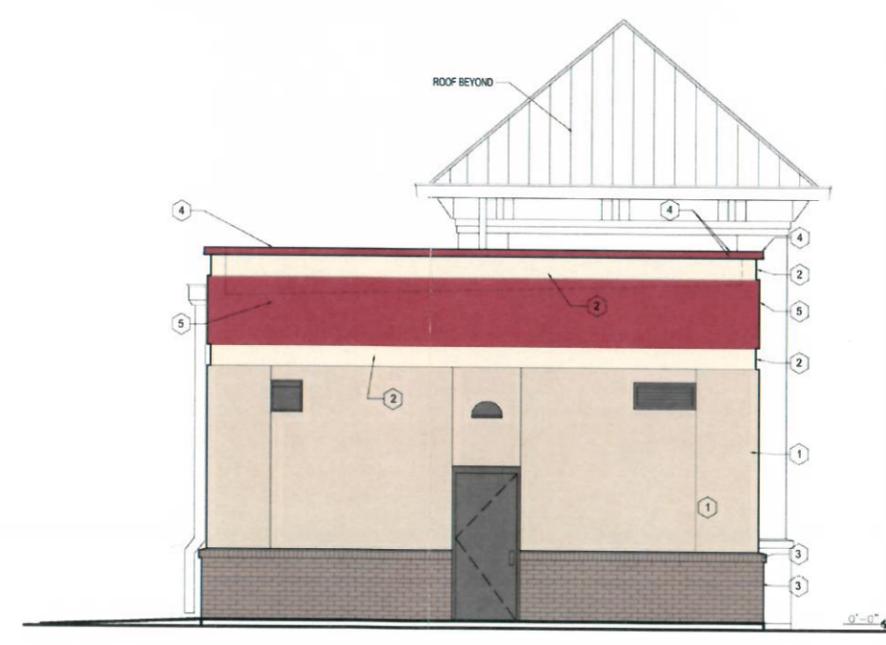
1 WEST ELEVATION
A-200 1/4"=1'-0"



3 SOUTH ELEVATION
A-200 1/4"=1'-0"



2 EAST ELEVATION
A-200 1/4"=1'-0"



4 NORTH ELEVATION
A-200 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE					
NO.	AREA	TYPE	COATS	COLOR	
1	EIFS MAIN COLOR	-	-	COLOR SELECTED BY ARCHITECT	MATCH GLIDDEN COLOR #A0734, GOLDEN NEEDLES
2	EIFS ACCENT BAND	-	-	COLOR SELECTED BY ARCHITECT	MATCH GLIDDEN COLOR #A0B15, COUNTRY CREAM
3	BRICK	-	-	COLOR SELECTED BY ARCHITECT	HENRY BRICK CO. MFG. "OLE CAHABA"
4	COPING / CORNICE	-	-	COLOR SELECTED BY ARCHITECT	MATCH GLIDDEN COLOR #A0290, FLAMING SWORD
5	EIFS SECONDARY COLOR	-	-	COLOR SELECTED BY ARCHITECT	MATCH GLIDDEN COLOR #A0290, FLAMING SWORD

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CR
ARCHITECTURE
CHILDREY ROBINSON ASSOCIATES

7-15-2014

ELEVATIONS

A-200

Z:\0000 PROJECT DRAWING FILES\1 - V PROJECTS\TAKE 5 CHESAPEAKE VA\CAD FILES\BASE 040214.DWG

Staff Report



Zoning Case PD16-14 (Take 5 oil change – 4500 Matlock)

Planning and Zoning Meeting Date: 9-21-16

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD16-14, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately .819 acres addressed at 4500 Matlock Road, and generally located south of East Stephens Street and west of Matlock Road.

Current zoning: Planned Development (PD) for a Convenience Store with Gasoline Sales and Car Wash

Requested zoning: Planned Development (PD) for General Commercial (GC) uses limited to an Auto Service Center, with a Development Plan

Existing Site Conditions

The subject site was developed with a gas station and convenience store. The fuel tanks have been removed from site, and the structure is currently unoccupied. The site is currently zoned Planned Development (PD) for a Convenience Store with Gasoline Sales and Car Wash. This application is to rezone the entire site to Planned Development for General Commercial (GC) to allow an auto service center use, which was not identified as an allowed use in the previous PD.

Development Plan

The development plan proposes the demolition of the existing structure and redevelopment of the entire site. The proposal includes a 1,636.99-square-foot, three-bay service area specifically designed for minor repair of motor vehicles within enclosed service bays or stalls. These services may include but are not limited to services such as retail sale and dispensing of lubricating oils, tires, filters, and other limited repair and maintenance work.

The structure shall consist of two main exterior materials, brick veneer and EIFS. A tower element has been added to the corner of the structure incorporating a standing seam metal roof with a 12:10 slope.

The building is designed such that the customer is required to remain in the vehicle while their vehicle is being serviced and, therefore there is no waiting area incorporated into the design. The corporate concept is focused on convenience for the customer.

Landscaping and Screening

The applicant is proposing a landscape plan that complies with the requirements of the Unified Development Code (UDC). Per the UDC, section 3.2.3.B.1 Auto Service Center, service bays shall not face a public street. With this PD, the applicant is proposing a deviation to this standard. The applicant is proposing the installation of a six-foot tall masonry wall along the Little Road street frontage in order to screen the bay doors from the public right-of way.

The following is a comparison of the current UDC standards to the applicant’s proposed landscape:

	Required per UDC	Proposed
Landscape Setback		
Setback Width	15 feet (Matlock) 10 feet (E. Stephens Street)	Complied
Trees in Setback	Nine 3” caliper trees	Nine 4” caliper trees
Plants in Setback	95 plants	17 ornamental grasses 58 shrubs 17 seasonal color plants
Parking Lot Islands		
Trees in Islands	One 3” caliper tree per island	Four 4” caliper tree per island
Additional Landscaping		
Additional landscaping has been installed around the structure and in the island adjacent to the stacking area and around all the internal parking areas. The applicant is including a combination of decomposed granite, shrubs, ornamental grasses, and seasonal color to accent the project.		

The proposed eight-foot tall dumpster enclosure will be wrapped with brick veneer to provide compatibility with the primary structure. The applicant is also providing the required four-foot tall evergreen living screen.

Parking

Based on the proposed use, two parking spaces are required (2 per 1000 gfa). The applicant is providing eight parking spaces. Each over-parked space requires three additional trees per the UDC. The applicant has complied with this requirement by installing three additional 4-inch caliper trees. Along with required vehicle parking, one bicycle rack is required.

Adjacent Land Uses

The properties to the north and east are developed as office uses and zoned General Commercial (GC). The property to the south, of the subject site is zoned Community Commercial (CC) and is developed as a strip shopping center with general commercial uses. The property to the west is developed with a warehouse use and is zoned Industrial Manufacturing (IM).

Comprehensive Plan Analysis

The proposed zoning change from PD for gasoline sales, convenience store, and car wash to PD for auto service center represents a minor change that is still in keeping with the community convenience commercial uses that are envisioned as one of the uses for Regional Activity Centers (RAC) in the Comprehensive Plan. The goals for RAC’s include developing special places that facilitate regional opportunities. Additionally, the site’s proximity to I-20 suggests auto service uses may be convenient for local and regional users of the area. Considering the goals for this area and the site’s location, the proposed zoning change to PD for auto service center is in 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 (3 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

October 11, 2016

STAFF CONTACTS

Jennifer Pruitt, AICP, LEED AP
Development Planning Manager
Community Development and Planning
817-459-6138

Kevin Charles
Senior Planner
Community Development and Planning
817-459-6515

Jennifer.Pruitt@arlingtontx.gov

Kevin.Charles@arlingtontx.gov

Case Information



Applicant: Richmond Group, represented by James M. Corkill, FAHA/AIA

Property Owner: DFW Trio Investment, LLP represented by Ihsan Housini

Sector Plan: West

Council District: 4

Allowable Uses: Auto service center

Development History: The subject site is currently platted and is commonly known as Lot 6 of the J L Newton Addition.

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

Transportation: The proposed development has two points of access from Matlock Road and East Stephens Street.

Thoroughfare	Existing	Proposed
Matlock Road	120-foot, 6-lane divided arterial	120-foot, 6-lane divided arterial
East Stephens Street	60-foot, 2-lane undivided	60-foot, 2-lane undivided

Traffic Impact: The subject zoning case will have no significant impact on traffic trips.

Water & Sewer: The site is currently served with water and sewer.

Drainage: The site is located in the South Fish 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 9, located at 909 Wimbledon Drive, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

School District: Arlington Independent School District

The proposed 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

Case Information



Arlington Independent School District
Arlington Alliance for Responsible Government
Arlington Neighborhoods
East Arlington Review
Far South Arlington Neighborhood Assn
Forest Hills Home Owner's Association
Fort Worth Independent School District
HEB Independent School District
Kennedale Independent School District
Mansfield Independent School District
Northern Arlington Ambience
West Citizen Action Network (WeCan)
Harold Patterson Community Assn
North Cravens Community Group
Villages of Fairfield Neighborhood Association
Villages of Fairfield Neighborhood Association
Southwest Arlington Property Owners (SWAPO)

Property Owners: 8
Letters of Support: 0
Letter of Opposition: 0

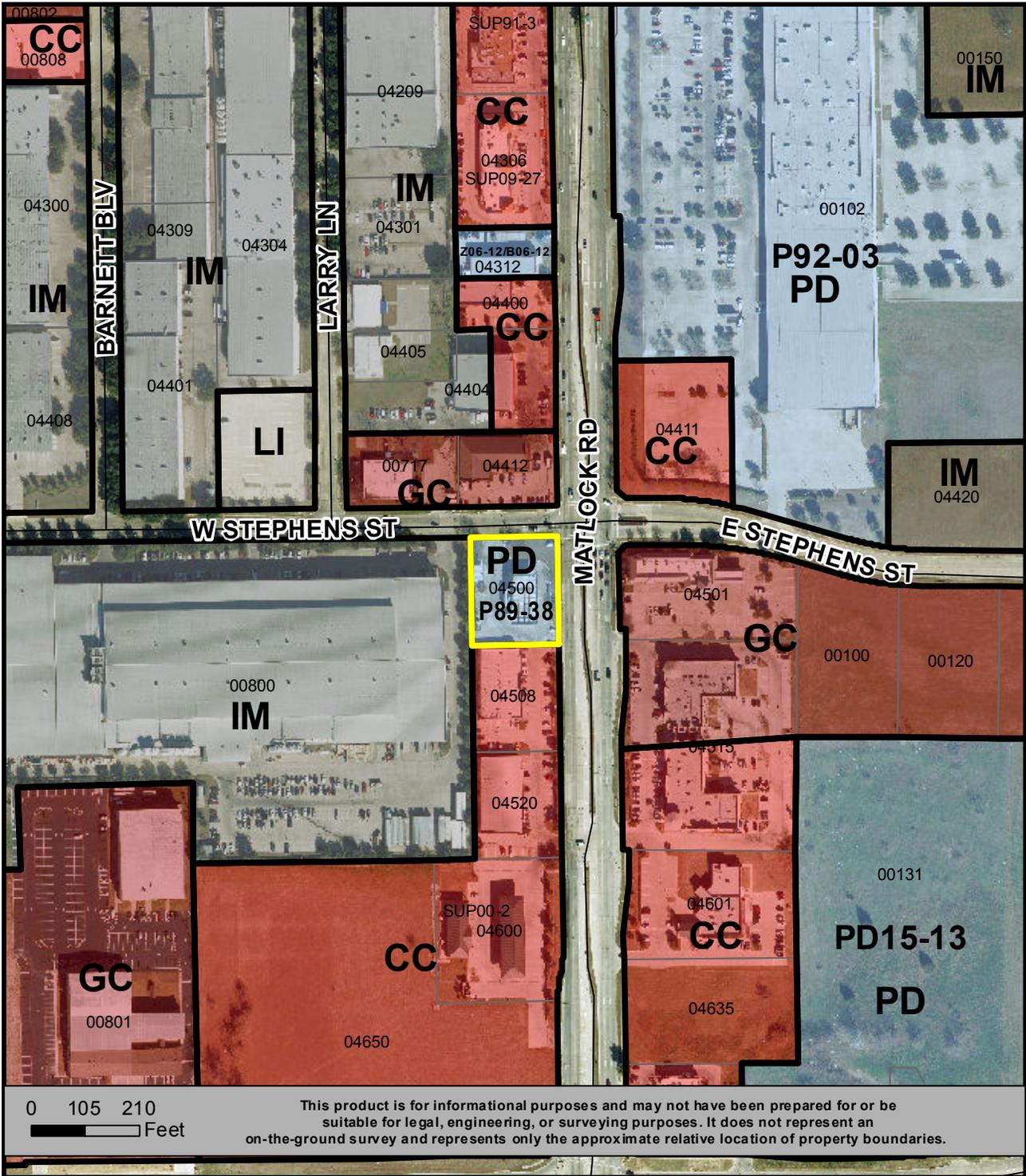
Itemized Allowable Uses



Allowable Uses:

**Planned Development (PD) for General Commercial (GC)
uses limited to Auto service center**

Permitted – Auto service center



**LOCATION MAP
PD16-14**

**PD FOR GC USES LIMITED TO AN
AUTO SERVICE CENTER WITH
DEVELOPMENT PLAN**



PD16-14

South of East Stephens Street and west of Matlock Road



View of adjacent uses. View north.



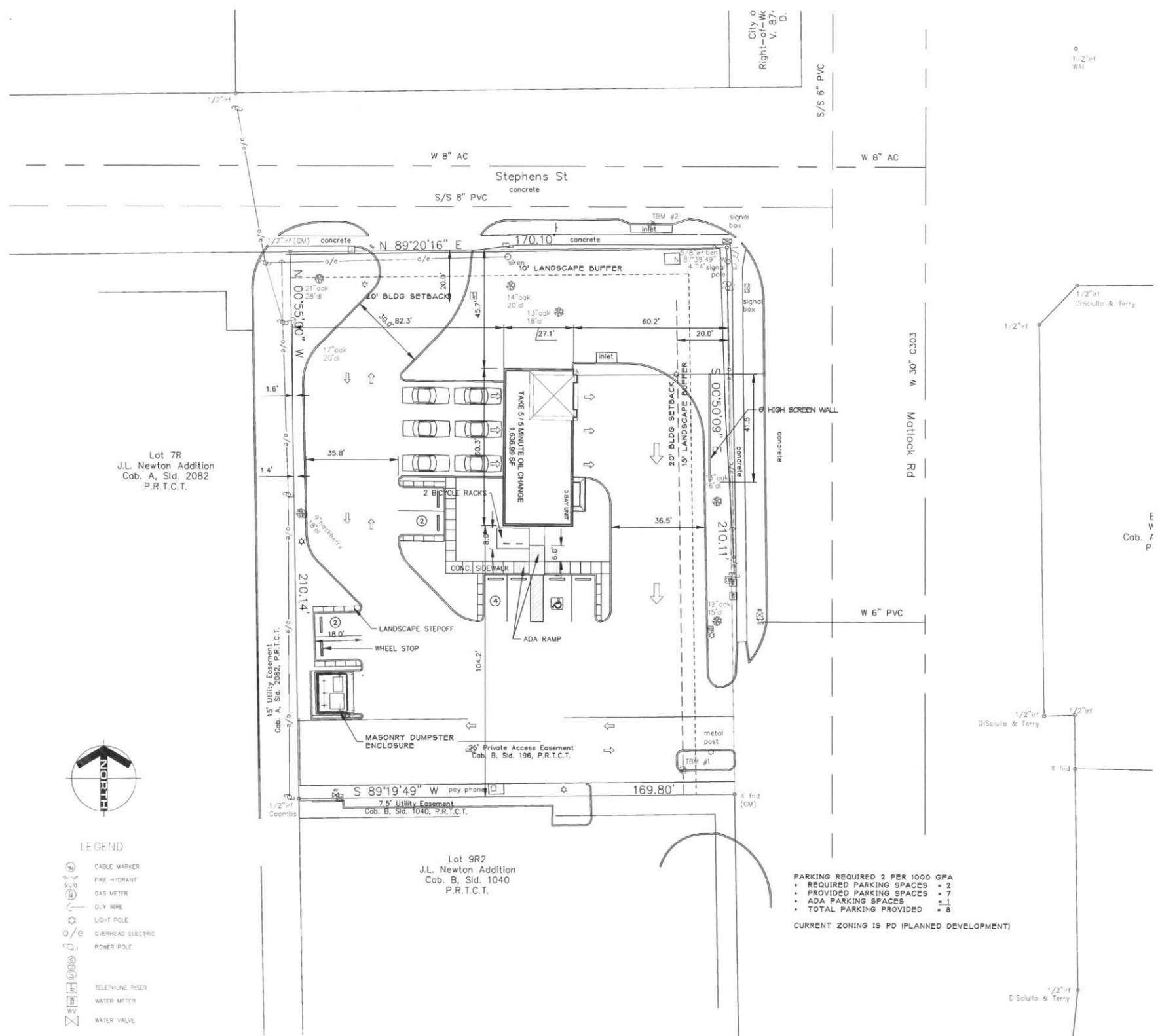
View of adjacent commercial use located east of the subject site. View east.



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

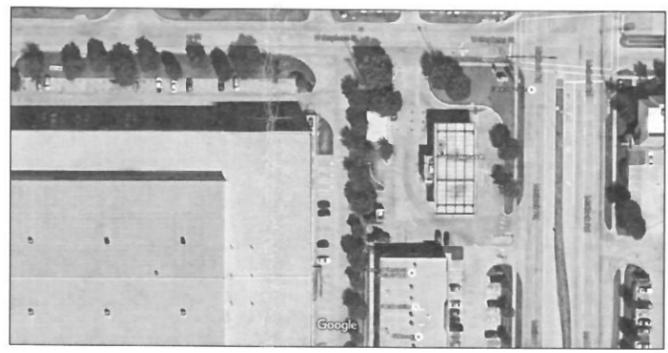


View of the subject site. View southwest.



- LEGEND**
- CABLE MARKER
 - FIRE HYDRANT
 - GAS METER
 - GUY WIRE
 - LIGHT POLE
 - OVERHEAD ELECTRIC
 - POWER POLE
 - TELEPHONE RISER
 - WATER METER
 - WATER VALVE

1 ARCHITECTURAL SITE PLAN ALTERNATE #3
 SP-101 SCALE 1"=20'



2 VICINITY MAP
 SP-101 SCALE: N.T.S.

PROPOSED LAND USE: AUTOMOBILE SERVICE CENTER
 SQUARE FOOTAGE: BUILDING = 1,659.04 SF
 LAND = 35,710.86 SF
 ACREAGE: LAND = .82 AC
 DENSITY OF PROPOSED LAND USE: .046
 GROSS AREA OF
 STREETS = N/A
 SIDEWALKS = 836.43 SF
 OTHER PAVED SURFACES = 21,895.3 SF
 GROSS AREA OF OPEN SPACE = 34,905.85
 PERCENTAGE OF TOTAL PROPERTY = 97.7%

PARKING REQUIRED 2 PER 1000 GFA
 • REQUIRED PARKING SPACES = 2
 • PROVIDED PARKING SPACES = 7
 • ADA PARKING SPACES = 1
 • TOTAL PARKING PROVIDED = 8
 CURRENT ZONING IS PD (PLANNED DEVELOPMENT)

TAKE 5 / 5 MINUTE OIL CHANGE

TAKE 5 / 5 MINUTE OIL CHANGE

4500 MATLOCK
 ARLINGTON, TX 76018

RICHMOND GROUP
 ARCHITECTURE & PLANNING
 12200 STEWARTS FREEMAN, STE. 317, DALLAS, TEXAS 75234
 PHONE: 972.484.5977 - FAX: 972.484.8541 - RGRG-ARJL.COM

RECEIVED
 11/10/2010
 AM 10:29

REVISION	
	DATE PURPOSE
	DATE PURPOSE

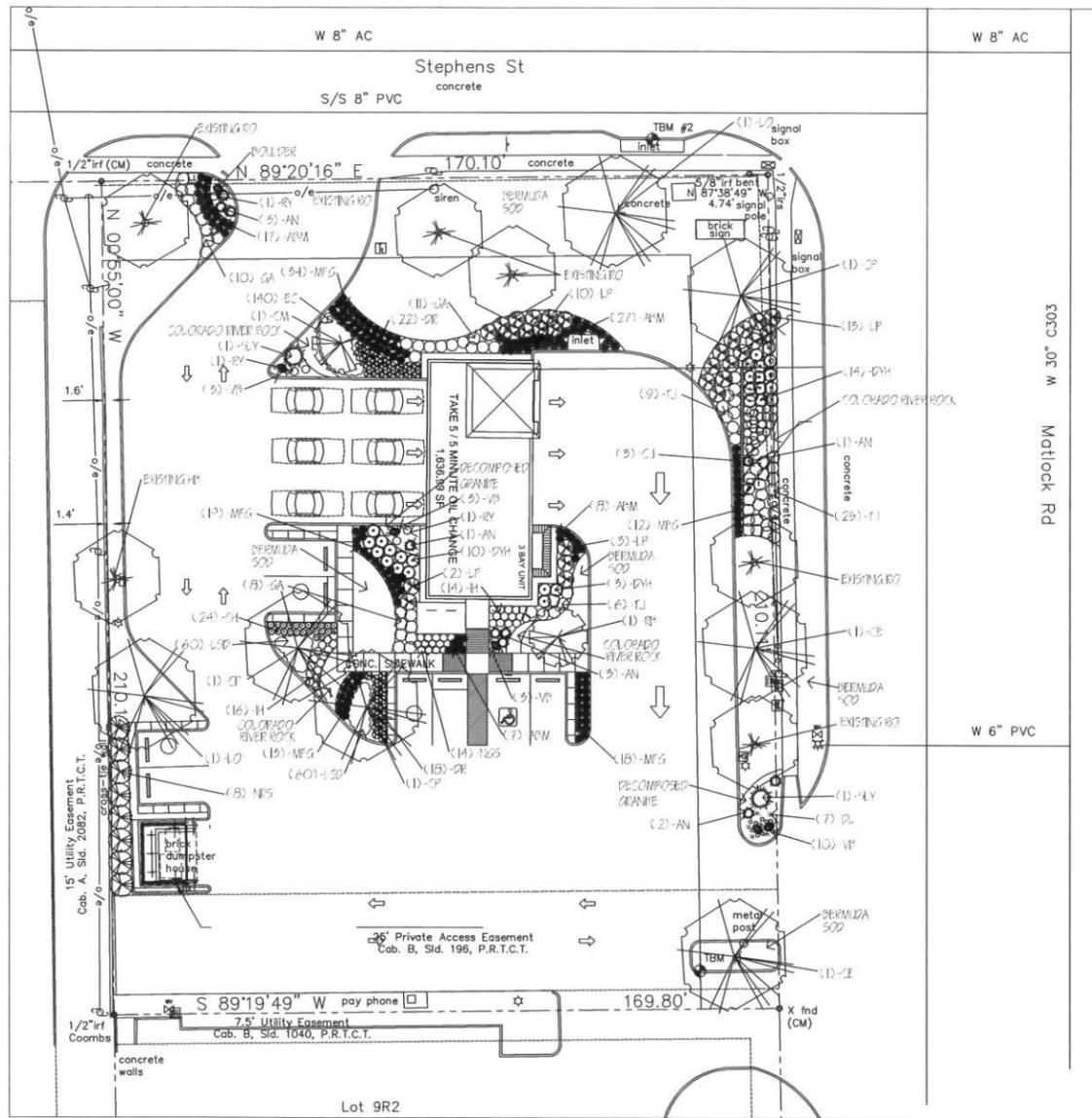
PROJECT NUMBER
 2509

DATE
 XX.XX.XX

SHEET
 ARCHITECTURAL
 SITE PLAN

SP-101

DWG. FILE PLOT SCALE



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"
TRUE NORTH

PLANT MATERIAL LIST

KEY	QUANTITY	LARGE TREES DESCRIPTION	SIZE
CE	2	ULMUS CRASSIFOLIA	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CP	3	CEDAR ELM	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
LO	2	PISTACHIA CHINENSE CHINESE PISTACHIO	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
		QUERCUS VIRGINIANA LIVE OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
CM	1	LAGERSTROEMIA INDICA 'RED'	20 GAL., 6'-8" HT., MIN. 3 CANES
RB	1	CRAPE MYRTLE CERCIS CANADENSIS VAR. TEXENSIS TEXAS REDBUD	30 GAL., 6'-7" HT., 3' SPREAD
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
CI	3	GELSEMIUM SEMPERVIRENS CAROLINA JESSAMINE	5 GAL., MIN. 15" HT., SPACING A.S.
LP	28	LOROPETALUM CHINENSE FRINGEFLOWER 'PURPLE DIAMOND'	5 GAL., MIN. 15" HT., 24" O.C.
DR	40	ROSA 'MEISWETDOM' DRIFT ROSE 'SWEET DRIFT'	5 GAL., MIN. 15" HT., 24" O.C.
DYH	27	ILEX VOMITORIA 'NANA' DF. YALUPON HOLLY	5 GAL., MIN. 15" HT., 24" O.C.
GA	21	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	30	RAPHIOLEPIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	10	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	3 GAL., 12" HT., SPACING A.S.
NGS	14	NANDINA DOMESTICA 'GULF STREAM' NANDINA 'GULF STREAM'	5 GAL., MIN. 15" HT., 24" O.C.
CH	24	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 15" HT., 18" O.C.
NRS	8	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., MIN. 5' HT., 3' SPREAD
RY	3	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT., SPACING A.S.
TJ	40	JUNIPERUS SABINA 'TAMARISCIFOLIA' TAMARIX JUNIPER	5 GAL., MIN. 15" HT., 24" O.C.
SLY	2	YUCCA RECURVIFOLIA SOFT LEAF YUCCA	5 GAL., MIN. 15" HT.
KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	140	EUONYMUS COLORATUS PURPLE WINTERCREEPER	4" POT, 3 RUNNER MIN., 10" O.C.
LSD	120	LIRIOPE MUSCARI 'SILVER DRAGON' LIRIOPE SILVER DRAGON	4" POT, 3 RUNNER MIN., 10" O.C.
KEY	QUANTITY	BLOOMING COLOR DESCRIPTION	SIZE
DL	7	HEMEROCALLIS 'STELLA D'ORA' DAYLILY	1 GAL., FULL PLANT 16" O.C.
VB	19	VERBENA X. HYBRIDA VERBENA 'HOMESTEAD PURPLE'	1 GAL., FULL PLANT SPACING A.S.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	59	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	1 GAL., FULL PLANT 16" O.C.
MFG	96	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.



PROJECT LOCATION

CITY OF ARLINGTON
LANDSCAPE REQUIREMENTS

STREET LANDSCAPING:
10' BUFFER REQUIRED & PROVIDED
STEPHENS STREET - 1 TREE PER 35 L.F. @ 135 L.F. **
REQUIRED = 4 TREES PROVIDED = 4 TREES
15' BUFFER REQUIRED & PROVIDED
MATLOCK ROAD - 1 TREE PER 35 L.F. @ 186 L.F. **
REQUIRED = 5 TREES PROVIDED = 5 TREES

PARKING LOT SCREENING = SHRUBS PROVIDED FOR HEADLIGHT SCREEN

INTERIOR PARKING LOT LANDSCAPING
1 PARKING ISLAND AT LEAST 162 SF. PER 20 SPACES @ 8 SPACES
REQUIRED = 162 SF. PROVIDED = 570 SF.
1 TREE PER REQUIRED PARKING ISLANDS @ 2 ISLANDS
REQUIRED = 2 TREES PROVIDED = 2 TREES

BIKE RACKS
5% OF REQUIRED PARKING TOTAL @ 11 SPACES = 1 BIKE PARKING SPACE
REQUIRED = 1 BIKE SPACE PROVIDED = 2 BIKE SPACES

AUTOMATIC SPRINKLER SYSTEM PROVIDED
EXISTING TREES ON PROPERTY
** DRIVEWAY L.F. HAS BEEN REMOVED FROM CALCULATIONS

TAKE 5 / 5 MINUTE OIL CHANGE
4500 MATLOCK
ARLINGTON, TX 76018

TAKE 5 / 5 MINUTE OIL CHANGE
2450 SEVERN AVE. SUITE 308
METAIRIE, LA 70001

RICHMOND GROUP
ARCHITECTURE & PLANNING
12200 STEWARTS FREEWAY, STE. 317, DALLAS, TEXAS 75234
PHONE: 972-484-3977 - FAX: 972-484-8641 - RGRG-ARCH.COM

All drawings and written material herein constitute the original and unpublished work of the Architect, and the same may not be duplicated, used or disclosed without the written consent of the Architect.

REVISION	DATE	PURPOSE
1		DATE PURPOSE
2		DATE PURPOSE

PROJECT NUMBER	2509
DATE	06.16.2016
SHEET	

L1.02



DWG. FILE	PLOT SCALE
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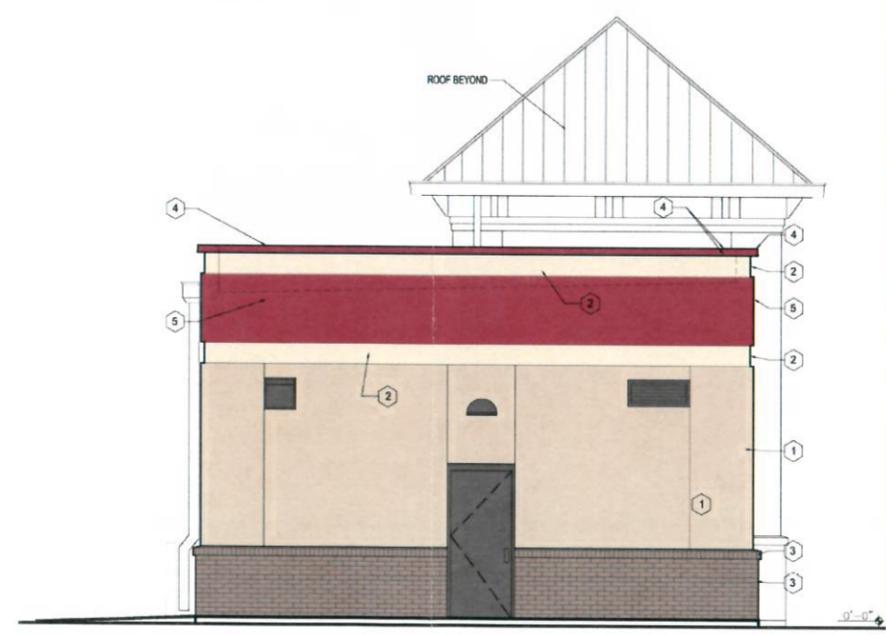
1 WEST ELEVATION
A-200 1/4"=1'-0"



3 SOUTH ELEVATION
A-200 1/4"=1'-0"



2 EAST ELEVATION
A-200 1/4"=1'-0"



4 NORTH ELEVATION
A-200 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE				
NO.	AREA	TYPE	COATS	COLOR
1	EFS MAIN COLOR	-	-	COLOR SELECTED BY ARCHITECT MATCH GULDEN COLOR #A0734, GOLDEN NEEDLES
2	EFS ACCENT BAND	-	-	COLOR SELECTED BY ARCHITECT MATCH GULDEN COLOR #A0815, COUNTRY CREAM
3	BRICK	-	-	COLOR SELECTED BY ARCHITECT HENRY BRICK CO. MFG. "OLE CAHABA"
4	COPING / CORNICE	-	-	COLOR SELECTED BY ARCHITECT MATCH GULDEN COLOR #A0290, FLAMING SWORD
5	EFS SECONDARY COLOR	-	-	COLOR SELECTED BY ARCHITECT MATCH GULDEN COLOR #A0290, FLAMING SWORD

TAKE 5 / 5 MINUTE OIL CHANGE
1440 BATTLEFIELD BLVD NORTH
CHESAPEAKE VA 23320
FOR: TAKE 5 OIL CHANGE
METAIRIE LA

1212 KENILWORTH AVENUE
CHARLOTTE, NORTH CAROLINA 28204
www.childreyrobinson.com
www.childreyrobinson.com
CHILDREY ROBINSON ASSOCIATES

REVISIONS

REV.	DESCRIPTION

7-15-2014

ELEVATIONS

A-200

Z:\0000 PROJECT DRAWING FILES\1 - V PROJECT\TAKE 5 CHESAPEAKE VA\DWG FILES\BASE 040214.DWG

Staff Report



Alternate Sign Plan ASP16-2 (Hurricane Harbor)

Planning and Zoning Meeting Date: 9-21-16 | Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Alternate Sign Plan ASP16-2.

PRIOR BOARD OR COUNCIL ACTION

None

REQUEST

The applicant is requesting approval of an Alternate Sign Plan (ASP) for approximately 46 acres of land, commonly known as Brookhollow/ Arlington Addition, Block 11, Lot 1R1, and generally located at 1800 E. Lamar Boulevard. The site is zoned Entertainment District Overlay- Community Commercial (EDO-CC).

Conditions	Hurricane Harbor ASP16-2
1. An alternate sign plan applies only to property that has 500 feet or more of continuous frontage on a freeway or arterial street.	Site is approximately 46 acres and has over 2000 linear feet of continuous frontage on West Interstate Highway 30, a controlled access freeway.

ANALYSIS

The subject site is located north of West Interstate 30 Highway and west of Ballpark Way. The site is currently developed as Hurricane Harbor amusement park, a large site, which is bordered by almost the entire 1800 block of East Lamar Boulevard on the north, Wet-N-Wild Way to the south, and Baird Farm Road on the west. The property to the east of the subject site is developed as the Bank of America office building. The site houses a wide variety of outdoor entertainment uses.

The current signage for the overall development has remained in its original configuration since its establishment in 1982. The new sign will be located approximately 1500-feet east of the current sign position. The general sign standards do not allow pole signs in the EDO as well as Electronic Message Centers (EMC) on pole signs.

The proposed Alternate Sign Package (see attached) outlines the intent, size, general location, and type of illumination for the sign that is proposed to be installed.

Sign Location	UDC Standards	Existing Signage	Proposed Signage
Wet-N-Wild Way <i>(replace existing)</i>	20-foot tall/ 100-square-foot ground sign	One, 55-foot tall/ 1200- square-foot ground sign	Existing sign to be removed and replaced by one, 50-foot tall/ 672- square-foot electronic message center sign

The proposed electronic message center (EMC) shall be required to meet the following standards identified by the UDC Section 7.6.9;

- EMC must include an auto-dimming feature.
- EMCs are only allowed on freeways and arterials and not allowed in DB zoning district.
- A maximum of one EMC shall be permitted per lot.
- EMC signs shall obtain an annual inspection and pay the appropriate fee as shown on the fee schedule.
- Changeable Messages are allowed as follows:
 1. Message must change simultaneously on the entire sign face.
 2. Messages on an EMC must continuously display the message for at least 12 seconds.
 3. Scrolling, video, or animated messages are prohibited.
 4. Letter height shall be based on sight distance of one inch of height per 36 feet of sight distance, providing a minimum 10-inch letter height on an arterial street and minimum 18-inch letter height on a controlled access freeway.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Location Map
- iii. Photos
- iv. Alternate Sign 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
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817-459-6138
Jennifer.Pruitt@arlingtontx.gov

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

Case Information



Applicant: Phillips Signs represented by Jon Brdecka

Property Owner: Six Flags Fund II, LTD represented by J. Brother

Sector Plan: North

Council District: 1

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted as Site 1R1, Block 11, of the Brookhollow Addition.

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

Case No.	Location	Request	Disposition
SUP14-6	2140 East Lamar Blv.	Boutique Hotel	Approved
SUP15-2	1630 East Lamar Blv.	Restaurant with drive-thru	Denied

Transportation: The proposed development has seven points of access. Four points of access are from Wet-N-Wild Way, two from East Lamar Boulevard, and one from Baird Farm Road.

Thoroughfare	Existing	Proposed
East Lamar Boulevard	130-foot, 6-lane divided arterial	130-foot, 6-lane divided arterial
Baird Farm Road	80-foot, 4-lane divided collector	120-foot, 4-lane divided collector
Wet-N-Wild Way	80-foot, 4-lane divided collector	80-foot, 4-lane divided collector

Traffic Impact: The subject zoning case will have no significant impact on traffic trips.

Water & Sewer: Water and sanitary sewer services are available to the subject site.

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.

Case Information



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

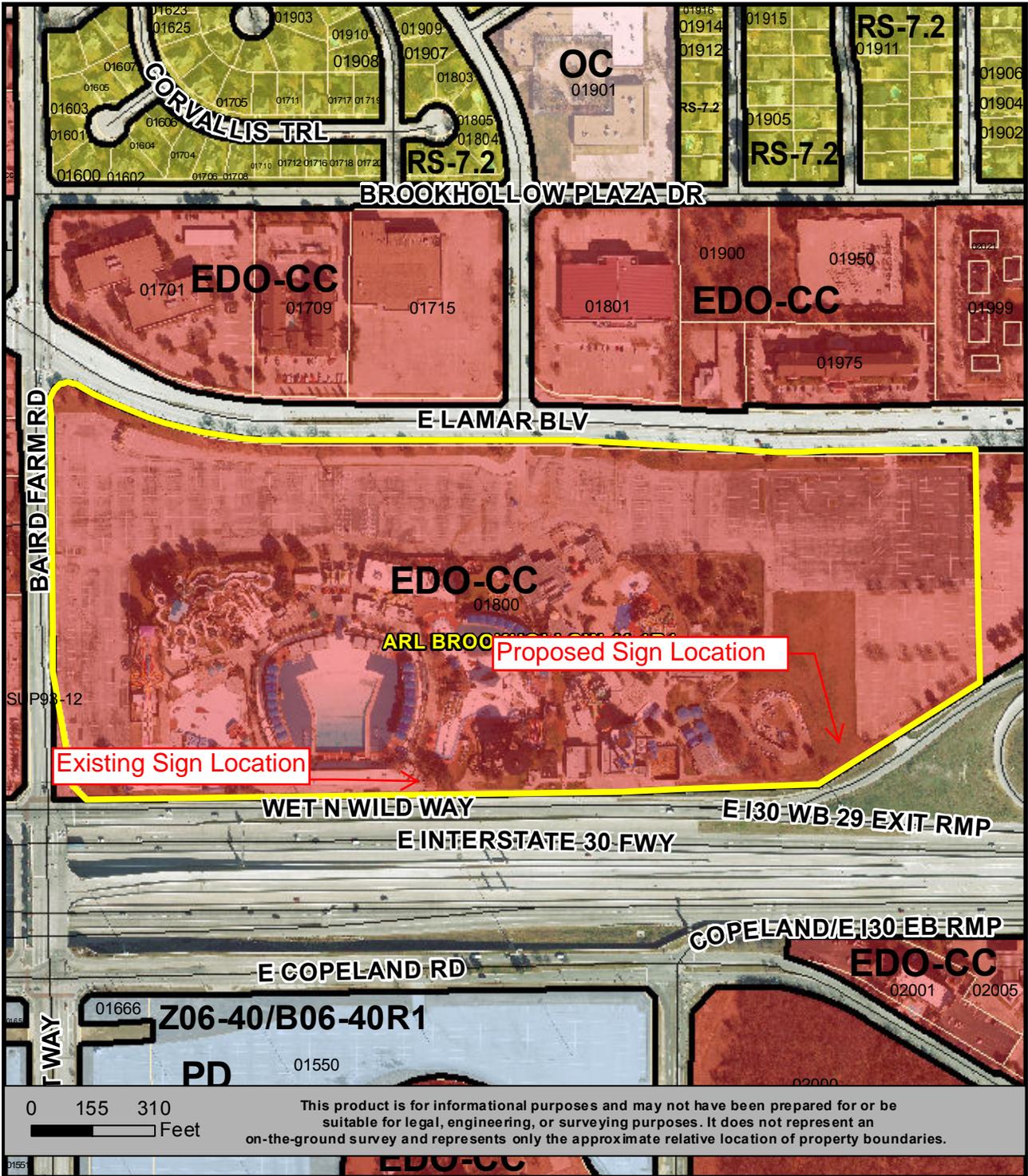
School District: AISD Independent School District.

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

Notices Sent:
Neighborhood Associations:

- ACTION North Arlington
- AISD
- Arlington Alliance for Responsible Government
- Arlington Neighborhoods
- East Arlington Review
- Far South Arlington Neighborhood Assn
- Forest Hills HOA
- FWISD
- HEBISD
- KISD
- MISD
- Northern Arlington Ambience
- WeCan (West Citizen Action Network)
- Hunter Place North HOA
- Friends of Parkway Central Park
- Holt Road Community Watch/Neighborhood Association
- Hunter Place North HOA
- Oak Canyon HOA
- Riverbend Neighborhood
- Wood Ridge Neighborhood Assn
- The Cloisters Condominiums

Property Owners: 13
Letters of Support: 0
Letter of Opposition: 0



LOCATION MAP
ASP16-2 @ 1800 E Lamar Blvd

**HURRICANE HARBOR
 ALTERNATE SIGN PLAN
 46.748 ACRES**



ASP16-2

North of East Interstate 30 Highway and west of Ballpark Way



View of subject site frontage along East Lamar Blvd. View east.



View of adjacent properties to the east.

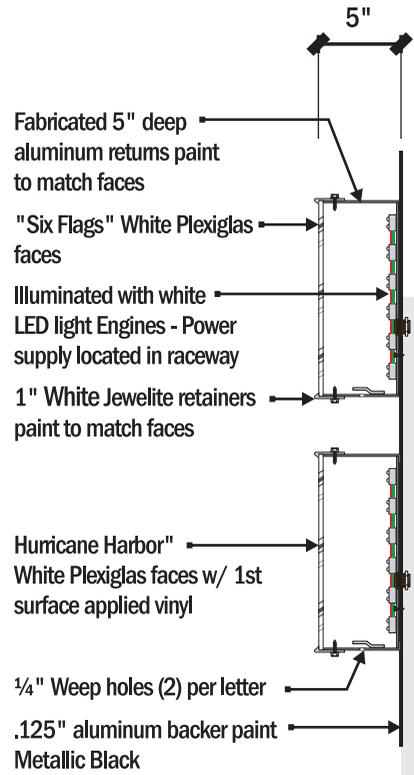


View of adjacent multi-family property across Baird Farm Road. View west.



View of notification sign along Wet N Wild Way. View west.



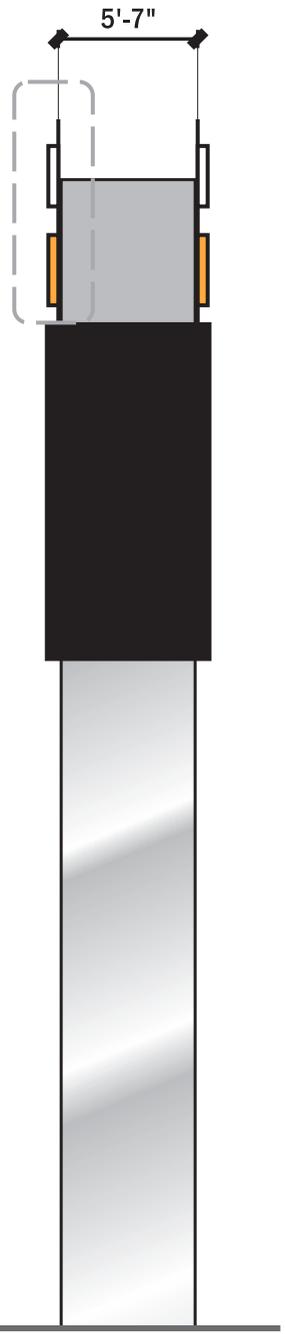


Detail Elevation



Building Elevation

See Detail



"Hurricane Harbor" letters to be Plex face channel letters illuminated with White LED's. With Sheet aluminum letter cloud painted Gloss Black

Double face fully automated electronic message center

Fabricated composite aluminum support covers

Fabricated composite aluminum 6" Reveal

Design No: 16-0192 Date: 7/27/2016



Phillips
Signs

Scale: 1/8"=1'-0"

Design No: 16-0192 Date: 7/27/2016



NOTES

- Structural design conforms to the 2009 International Building Code.
- Design standard is ASCE 7-05
- Superstructure can accommodate two faces weighing up to 8,000 pounds each.

WIND

- Design winds = 90 mph. (3 sec. gust) Exposure C.
- Structure is classified occupancy category 1.
- Wind importance factor = $w = 1.0$
- Design wind pressure is 25.15 p.s.f.

SEISMIC

- Seismic load importance factor $I_s = 1.0$
- Structure is classified occupancy category II.
- Mapped spectral response accelerations
- $S_s = 0.111 g$
- $S_1 = 0.048 g$
- Site class = D
- Spectral response coefficients
- $R_s = 0.113$
- $R_e = 0.077$

SEISMIC BASIC FORCE RESISTING SYSTEM:

- Non-building structure not similar to building - signs and billboards.
- Design base shear = 2.33 kips
- Seismic response coefficient: $C_s = 0.031$
- Response modification factor $R = 3$
- Analysis procedure used: Equivalent lateral force method.

STEEL

- Structural steel pipe shall conform to ASTM A262 or API 5L, with grade that corresponds to the specified yield stress.
- Structural steel plate, rods, angles, and chrome shall conform to ASTM A36.
- Structural steel wide flange shapes shall conform to ASTM A992.
- High strength bolts shall conform to ASTM A325 (unless noted otherwise).
- Nuts shall conform to ASTM A563.
- A325 bolts and nuts to be cadmium plated.
- High strength A325 bolts shall be installed according to the latest RCBC specifications.
- Bolt holes shall be the AISC standard size (unless noted otherwise).
- All high strength bolts shall be fully pretensioned (unless noted otherwise).
- Steel shall be primed and painted, except for the embedded portions of members.
- Steel welding shall be in accordance with AWS standards.
- Steel members and elements of the structure shall be fabricated and erected according to the latest AISC specifications and standard practice.

FOUNDATION & CONCRETE

- Concrete shall attain a 28-day compressive strength of $f'_c = 3000$ p.s.i.
- Allowable lateral bearing of the soil profile is an assumed 150 p.s.f./ft.
- Type and structural character of the soil profile is to be confirmed with an investigation by others.

GENERAL

- The contractor shall verify all dimensions and conditions in the field and notify the engineer of any discrepancies.
- GRC Engineering, Inc. will not be supervising or monitoring the erection/installation of this structure.
- This is an original and true drawing. It is not to be reproduced, copied, or photocopied in any fashion without the permission of Phillips Signs.

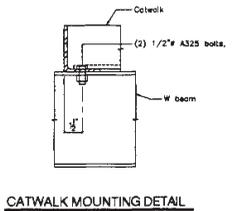
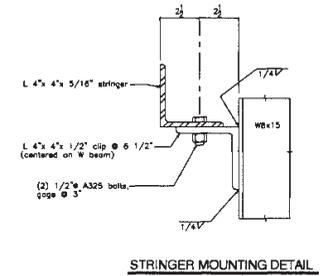
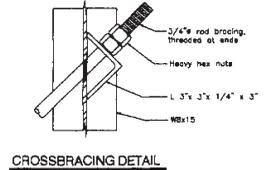
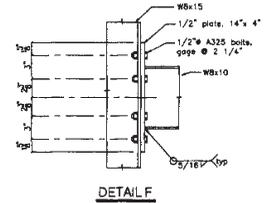
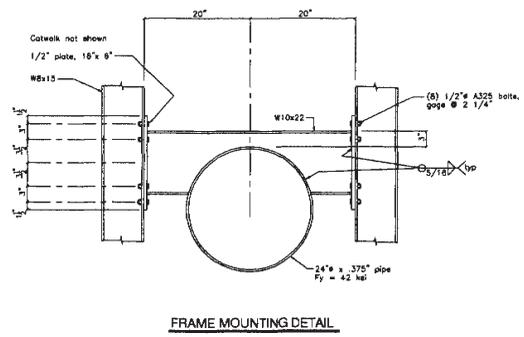
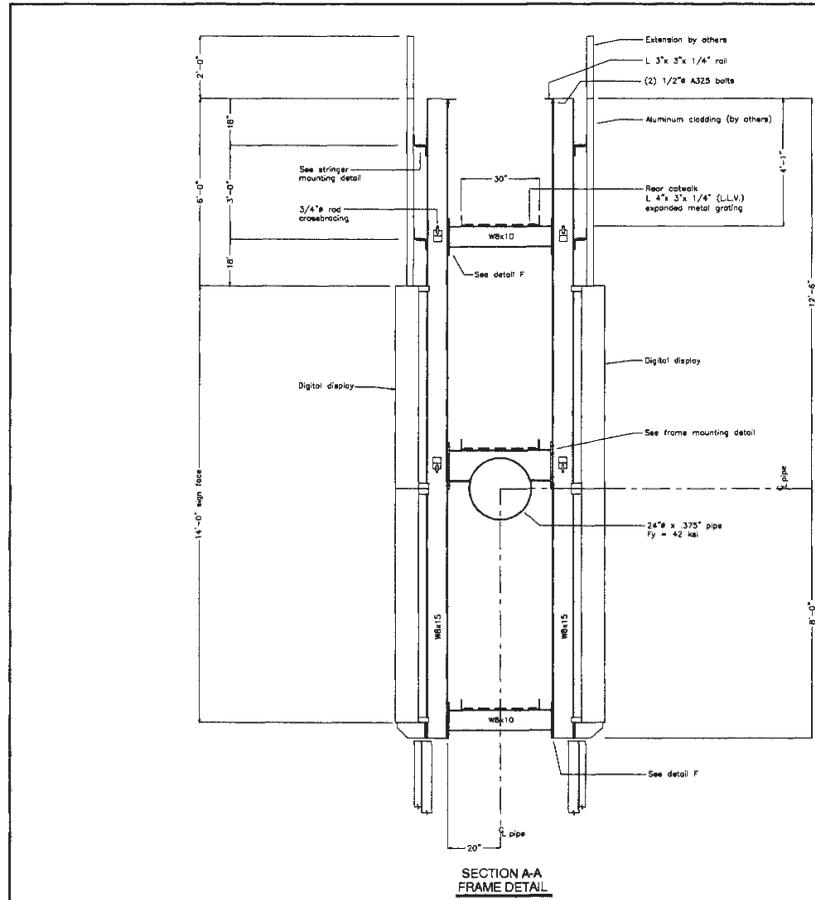
ENGINEER	DATE	SCALE	NO.	REVISIONS

CAD	DATE	NO.	REVISIONS

CLIENT NO.	GRC NO.	DRAWING NO.	SHEET
	16-130-209	17035	1 of 3

14'-0" x 48'-0" MONOPOLE SIGN STRUCTURE CENTERMOUNT BACK TO BACK 50'-0" OVERALL HEIGHT SIX FLAGS OVER ARLINGTON ARLINGTON, TEXAS

Design No: 16-0192 Date: 7/27/2016



REVISION	DATE	BY	CHKD	DESC
01	0.0.16			FOR APPROVAL

14'-0" x 48'-0"
 MONOPOLE SIGN STRUCTURE
 CENTERMOUNT BACK TO BACK
 50'-0" OVERALL HEIGHT
 SIX FLAGS OVER ARLINGTON
 ARLINGTON, TEXAS

Staff Report



Alternate Sign Plan ASP16-3 (Six Flags)

Planning and Zoning Meeting Date: 9-21-16 | Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Alternate Sign Plan ASP16-3.

PRIOR BOARD OR COUNCIL ACTION

None

REQUEST

The applicant is requesting approval of an Alternate Sign Plan (ASP) for approximately 189.877 acres of land, commonly known as Great Southwest Industrial Community Number 4, Block 1, Lot 2RAR1, and generally located at 2201 E. Road to Six Flags. The site is zoned Entertainment District Overlay- Community Commercial (EDO-CC).

Conditions	Six Flags ASP16-3
1. An alternate sign plan applies only to property that has 500 feet or more of continuous frontage on a freeway or arterial street.	Site is approximately 189.877 acres and has over 3000 linear feet of continuous frontage on East Interstate Highway 30, a controlled access freeway.

ANALYSIS

The subject site is located south of East Interstate 30 Highway and east of Ballpark Way. The site is currently developed as Six Flags amusement park, is a major destination in the Entertainment District Overlay. The property encompasses all of the area located between East Copeland Road, Ballpark Way, Six Flags Drive, and East Road to Six Flags Street.

The current signage for the overall development has remained in its original configuration since it's was erected in the 1990's. With the proposed ASP, this sign will be removed and a new sign will be located approximately 2000-feet west of the current sign position. The general sign standards do not allow pole signs in the EDO as well as Electronic Message Centers (EMC) on pole signs.

The proposed Alternate Sign Package (see attached) outlines the intent, size, general location, and type of illumination for the sign that is proposed to be installed.

Sign Location	UDC Standards	Existing Signage	Proposed Signage
<i>East Copeland Road (replace existing)</i>	20-foot tall/ 100-square-foot ground sign	One, 50-foot tall/ 1040-square-foot ground sign	Existing sign to be removed and replaced by one, 50-foot tall/ 672-square-foot electronic message center sign

The proposed electronic message center (EMC) shall be required to meet the following standards identified by the UDC Section 7.6.9;

- EMC must include an auto-dimming feature.
- EMCs are only allowed on freeways and arterials and not allowed in DB zoning district.
- A maximum of one EMC shall be permitted per lot.
- EMC signs shall obtain an annual inspection and pay the appropriate fee as shown on the fee schedule.
- Changeable Messages are allowed as follows:
 1. Message must change simultaneously on the entire sign face.
 2. Messages on an EMC must continuously display the message for at least 12 seconds.
 3. Scrolling, video, or animated messages are prohibited.
 4. Letter height shall be based on sight distance of one inch of height per 36 feet of sight distance, providing a minimum 10-inch letter height on an arterial street and minimum 18-inch letter height on a controlled access freeway.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Location Map
- iii. Photos
- iv. Alternate Sign Plan (5 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

October 11, 2016

STAFF CONTACTS

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

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

Case Information



Applicant: Phillips Signs represented by Jon Brdecka

Property Owner: Six Flags Fund II, LTD represented by J. Brother

Sector Plan: North

Council District: 1

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted as Great Southwest Industrial Community Number 4, Block 1, Lot 2RAR1.

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

Case No.	Location	Request	Disposition
SUP14-6	2140 East Lamar Blv.	Boutique Hotel	Approved
SUP15-2	1630 East Lamar Blv.	Restaurant with drive-thru	Denied

Transportation: The proposed development has seven points of access. Two points of access is from East Copeland Road, one from Six Flags Drive, and one four from East Road to Six Flags Baird Farm Road.

Thoroughfare	Existing	Proposed
East Road to Six Flags	80-foot, 4-lane undivided Major Collector	120-foot, 6-lane divided Major Arterial
Ballpark Way	120-foot, 6-lane divided arterial	120-foot, 6-lane divided arterial
Six Flags Drive	100-foot, 4-lane divided collector	100-foot, 4-lane divided collector
East Copeland Road	Varied 3-lane road	varied

Traffic Impact: The subject zoning case will have no significant impact on traffic trips.

Water & Sewer: Water and sanitary sewer services are available to the subject site.

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 11, located at 2204 Ballpark Way, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

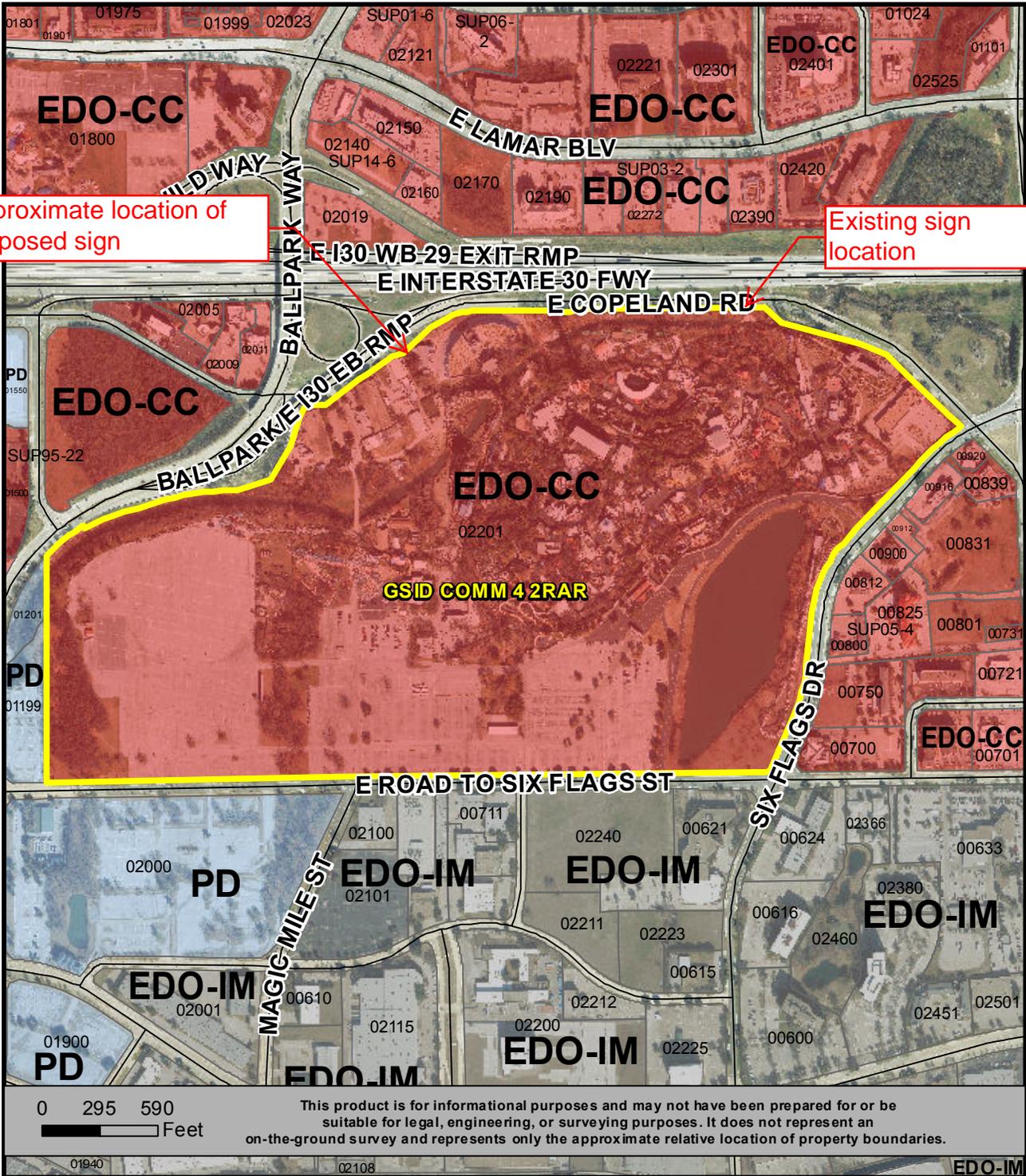
School District: AISD Independent School District.

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

Notices Sent:
Neighborhood Associations:

- ACTION North Arlington
- AISD
- Arlington Alliance for Responsible Government
- Arlington Neighborhoods
- East Arlington Review
- Far South Arlington Neighborhood Assn
- Forest Hills HOA
- FWISD
- HEBISD
- KISD
- MISD
- Northern Arlington Ambience
- WeCan (West Citizen Action Network)
- Parkview Addition Community
- The Cloisters Condominiums

Property Owners: 20
Letters of Support: 0
Letter of Opposition: 0



LOCATION MAP
ASP16-3 @ 2201 E. Road to Six Flags

SIX FLAGS ALTERNATE SIGN PLAN
190.000 ACRES



ASP16-3

South of East Interstate 30 Highway and east of Ballpark Way



View of subject site frontage along East Road to Six Flags. View west.



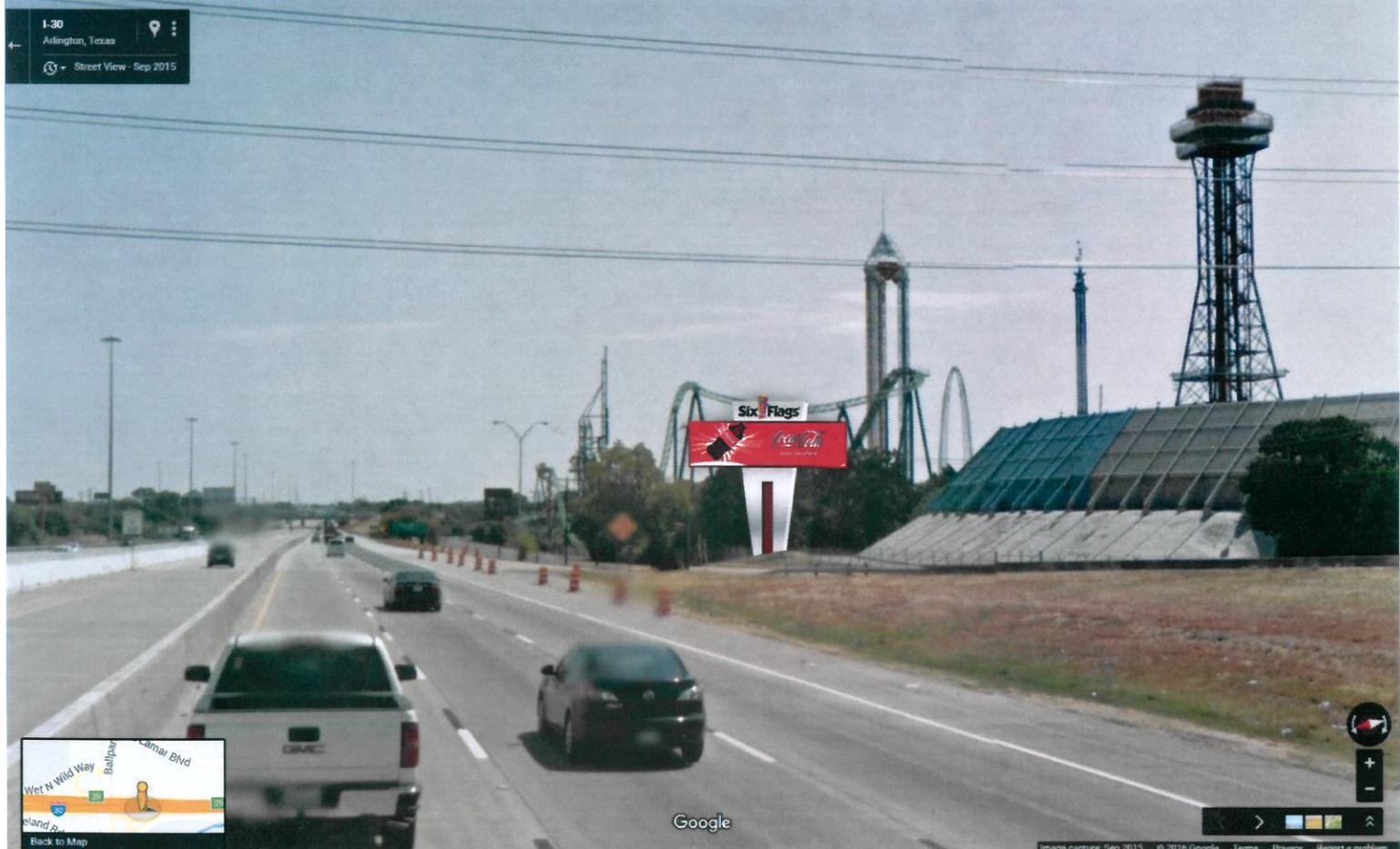
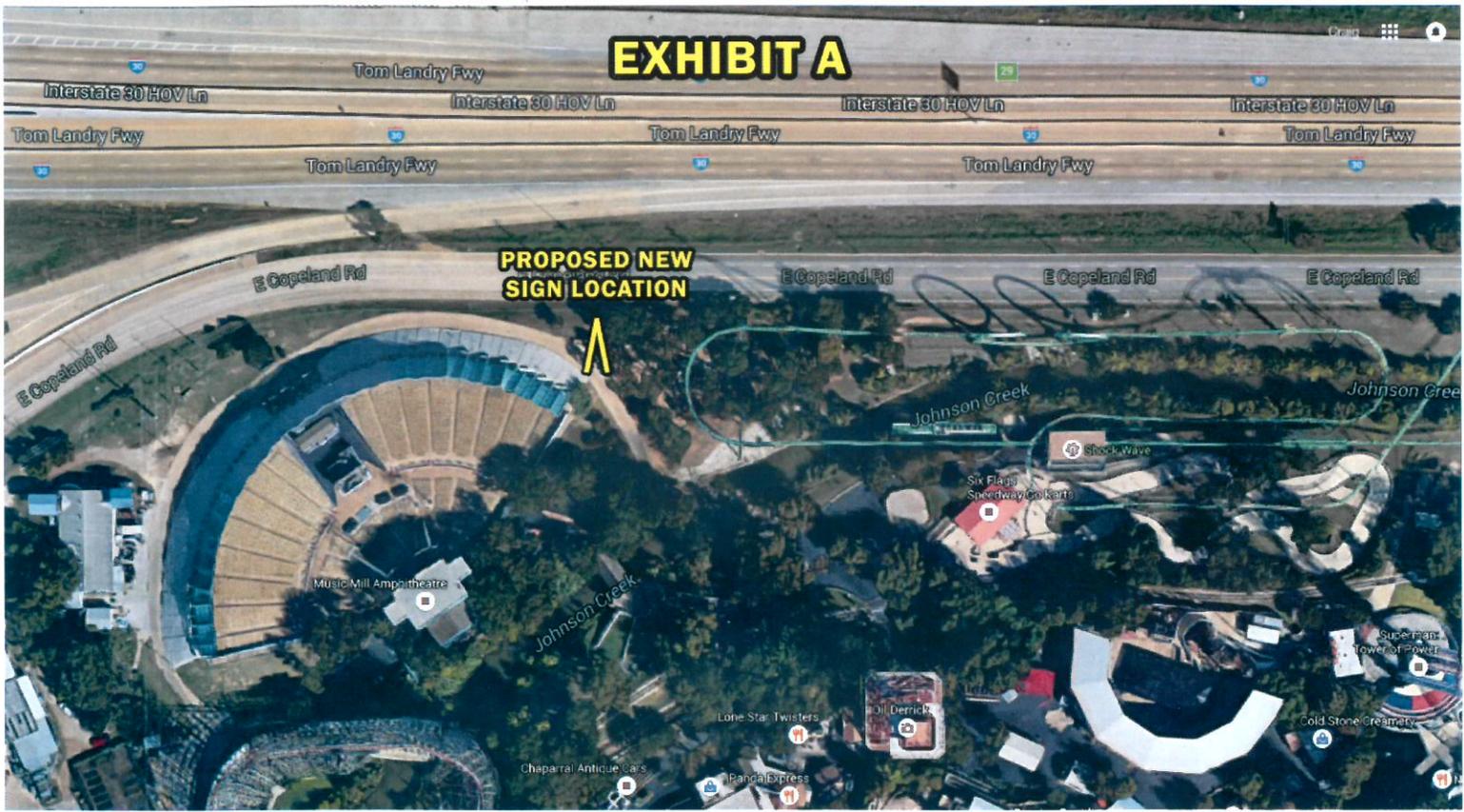
View of adjacent properties to the east.



View of subject property along Copeland Road. View southeast.



View of notification sign along Six Flags Blvd. View south.



"Logo" Fabricated 5" deep aluminum returns White

1" Black Jewelite retainers

Illuminated with white LED light Engines - Power supply located in raceway

"Six Flags" Sheet aluminum faces and returns sand, prime and paint Metallic Black

Milk White Lexan backs

Halo lit with White LED's

"Logo" White Plexiglas faces w/ 1st surface applied vinyl

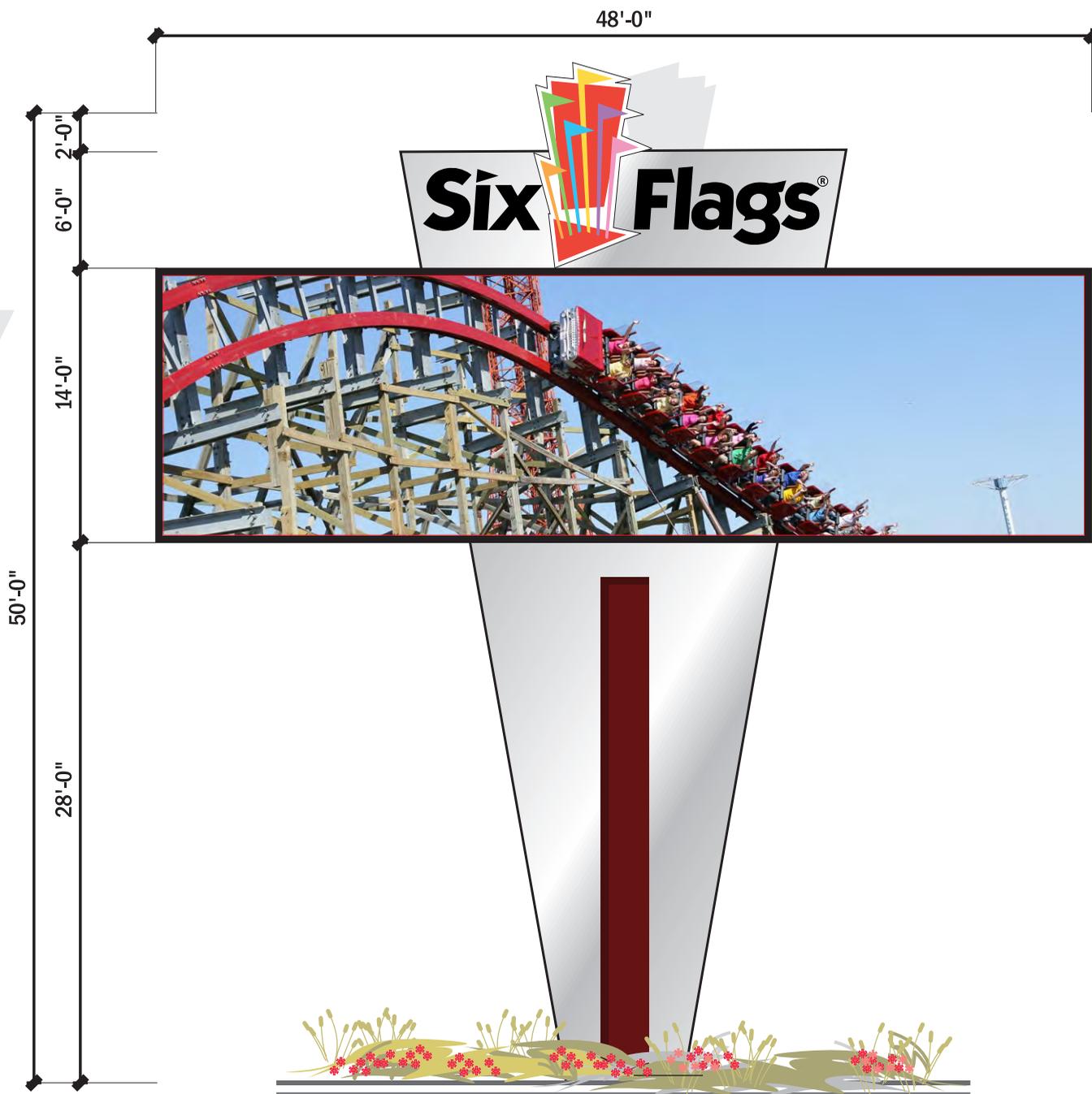
1/4" Weep holes (2) per letter

Detail Elevation

Design No: I6-0192r2 Date: 7/27/2016



Phillips Signs



Building Elevation

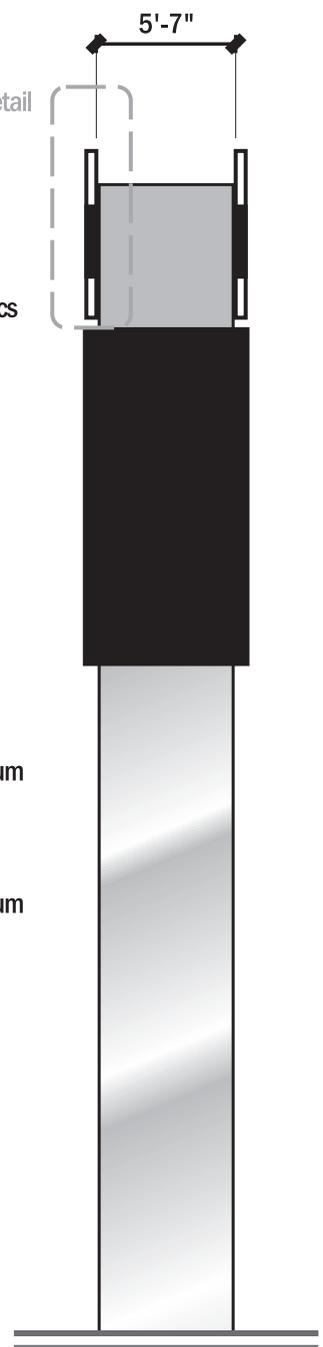
See Detail

"Six Flags" letters to be fabricated reverse channel letter with White LED Halo illumination "Logo" to be Plex face channel letters with High resolution printed graphics illuminated with White LED's.

Double face fully automated electronic message center

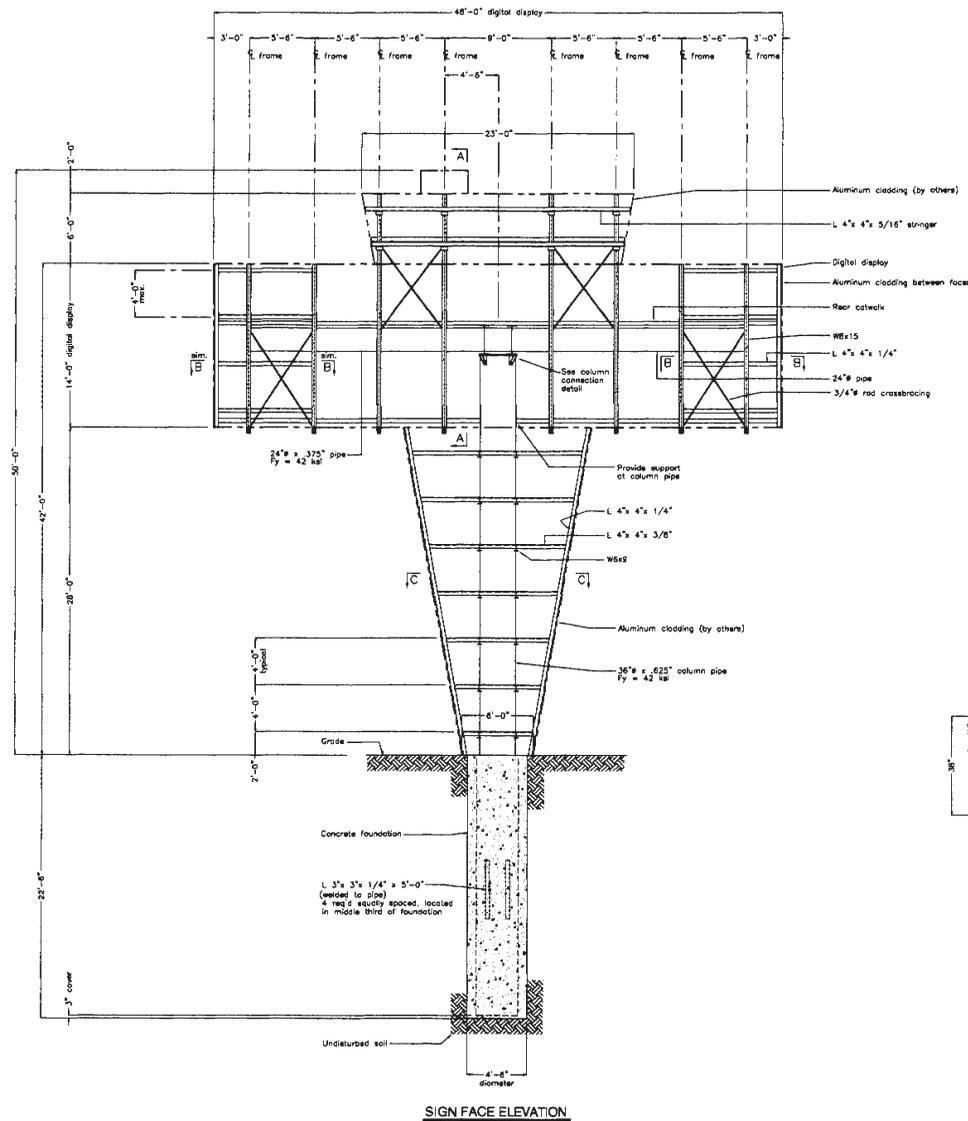
Fabricated composite aluminum support covers

Fabricated composite aluminum 6" Reveal



Scale: 1/8"=1'-0"

Design No: 16-0192r2 Date: 7/27/2016



GRC ENGINEERING, INC.
 3944 W. 147TH STREET
 OAK FOREST, ILLINOIS 60452
 708.488.0422

ENGINEER	DATE	REVISION	NO.

NOTES

- Structural design conforms to the 2009 International Building Code.
- Design standard is ASCE 7-05
- Superstructure can accommodate two faces weighing up to 8,000 pounds each.

WIND

- Design winds - 60 mph (3 sec. gust) Exposure C.
- Structure is classified occupancy category 1.
- Wind importance factor - $I_w = 1.0$
- Design wind pressure is 25.15 p.s.f.

SEISMIC

- Seismic load importance factor $I_s = 1.0$
- Structure is classified occupancy category 1.
- Mshepp spectral response accelerations
- $S_s = 0.111 g$
- $S_1 = 0.048 g$
- Site class: D
- Spectral response coefficients
- $R_s = 0.118$
- $R_t = 0.077$
- Seismic design category is B.
- Seismic basic force resisting system: Non-buildings structure not similar to building - signs and billboards.
- Design base shear: 2.38 kips
- Seismic response coefficient: $C_s = 0.031$
- Response modification factor: $R = 3$
- Analysis procedure used: Equivalent lateral force method

STEEL

- Structural steel pipe shall conform to ASTM A252 or API 5L with grade that corresponds to the specified yield stress.
- Structural steel plate, rods, angles, and channels shall conform to ASTM A36.
- Structural steel wide flange shapes shall conform to ASTM A992.
- High strength bolts shall conform to ASTM A325 (unless noted otherwise).
- Nuts shall conform to ASTM A305.
- A325 bolts and nuts to be cadmium plated.
- High strength A325 bolts shall be installed according to the latest RCSC specifications.
- Bolt holes shall be the AISC standard size (unless noted otherwise).
- All high strength bolts shall be fully pretensioned (unless noted otherwise).
- Steel shall be primed and painted, except for the embedded portions of members.
- Steel welding shall be in accordance with AWS standards.
- Steel members and elements of the structure shall be fabricated and erected according to the latest AISC specifications and standard practice.

FOUNDATION & CONCRETE

- Concrete shall attain a 28-day compressive strength of $f'_c = 3000$ p.s.i.
- Allowable lateral bearing of the soil profile is an assumed 150 p.s.f./ft.
- Type and structural character of the soil profile to be confirmed with an investigation by others.

GENERAL

- The contractor shall verify all dimensions and conditions in the field and notify the engineer of any discrepancies.
- GRC Engineering, Inc. will not be supervising or monitoring the erection/installation of this structure.
- This is an original structural drawing. It is not to be reproduced, copied, or published in any fashion without the written permission of Phillips Signs.

CAD	INC	REVISIONS	NO.

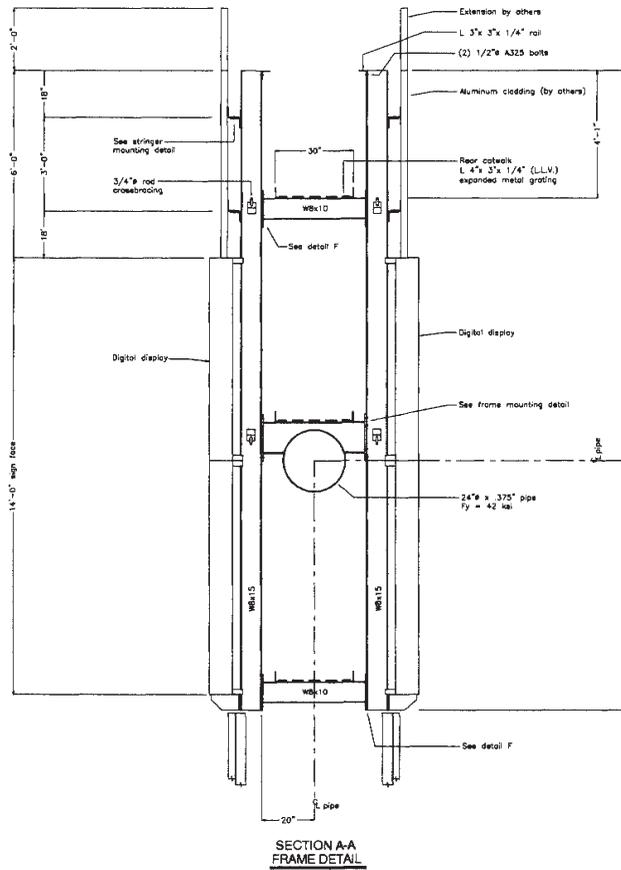
14'-0" x 48'-0" MONOPOLE SIGN STRUCTURE CENTERMOUNT BACK TO BACK 50'-0" OVERALL HEIGHT SIX FLAGS OVER ARLINGTON ARLINGTON, TEXAS

CLIENT NO. GRC-13 16-130-209
 DRAWING NO. 17005
 SHEET 1 of 3

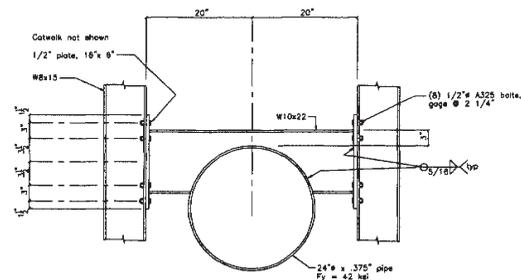
Design No: 16-0192r2 Date: 7/27/2016



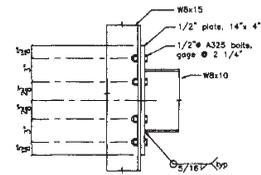
Phillips
Signs



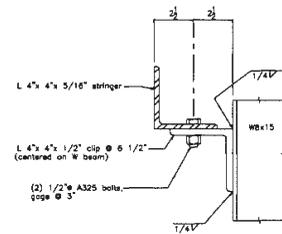
SECTION A-A
FRAME DETAIL



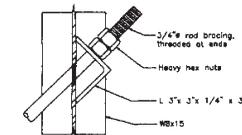
FRAME MOUNTING DETAIL



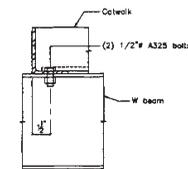
DETAIL F



STRINGER MOUNTING DETAIL



CROSSBRACING DETAIL



CATWALK MOUNTING DETAIL

GRC
ENGINEERING, INC.
5544 W. 147TH STREET
DALLAS, TEXAS 75244
708.489.0400

GRC Engineering, Inc.
Texas Registered
Engineering Firm
F-15843

DATE	BY	REVISIONS

14'-0" x 48'-0"
MONOPOLE SIGN STRUCTURE
CENTERMOUNT BACK TO BACK
50'-0" OVERALL HEIGHT
SIX FLAGS OVER ARLINGTON
ARLINGTON, TEXAS

CLIENT NO: 18-180-208
GRC NO: 17005
DRAWING NO: 3
SHEET 3 of 3